



## 8, Wentworth Road, Sydenham, Leamington Spa, CV31 1RW

A much improved and extended AC Lloyd built semi-detached family residence, providing flexible four bedroomed accommodation with the ground floor fourth bedroom being ideal for a variety of alternative uses, on generous corner plot, in highly regarded east Leamington Spa location.

**Offers Over  
£350,000**





## 8, Wentworth Road, Sydenham, Leamington Spa, CV31 1RW

### Wentworth Road

Located just off Gainsborough Drive is a popular and established east Leamington Spa location, conveniently sited within easy reach of a good range of local facilities and amenities including local shops, schools for all grades and a variety of recreational facilities. In recent years this location has proved to be particularly popular.

ehB Residential are pleased to offer 8 Wentworth Road which is an opportunity to acquire a much improved and extended, semi-detached family residence, providing three/four bedroomed accommodation which has been extended to provide a self-contained ground floor annex of note. The property is particularly well situated on generous corner plot which includes garage, parking and easily managed rear garden. The agents consider internal inspection to be highly recommended. **IMMEDIATE VACANT POSSESSION.**

In detail the accommodation comprises:-

### Storm Porch

With tiled floor.

### Entrance Hall

With glazed panelled entrance door and side panel, understair cupboard, staircase off with balustrade, radiator.

### Cloakroom/WC

Being tiled with low flush WC, wash hand basin, Worcester combination gas fired central heating boiler and programmer.

### Lounge

20'6" x 10'6" (6.25m x 3.20m)

With ornate pillared marble fireplace with gas real flame effect fire and connection, bay window with vertical blind, two radiators, TV point, serving hatch to kitchen.

Inner hall leads to...

### Wet Room

7' x 5'9" (2.13m x 1.75m)

Being tiled with low flush WC, wash hand basin with mixer tap, Triton electric shower unit, rail and curtain, extractor fan.

### Ground Floor Bedroom/Study/Family Room

12'4" x 9'9" (3.76m x 2.97m)

Constructed as a bedroom with a range of built-in wardrobes comprising two double wardrobes with hanging rail and shelves, radiator, French doors to rear garden.





#### Extended Fitted Kitchen

14'7" x 9' (4.45m x 2.74m)

With extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards with concealed pelmet lighting under, built-in Neff four ring hob and double oven, extractor fan, single drainer one and a half bowl stainless steel sink unit with mixer tap, appliance space, plumbing for automatic washing machine, tiled floor.

#### Stairs and Landing

##### Refitted Bathroom/WC

9'4" x 5'10" (2.84m x 1.78m)

Being tiled with white suite comprising panelled bath, custom made vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, mirrored built-in medicine cabinet, chrome heated towel rail.

##### Bedroom

10'3" x 8'6" plus w'robes (3.12m x 2.59m plus w'robes)

With range of built-in wardrobes, hanging rail, shelves, cupboards over, radiator, bow window.

##### Bedroom

12' x 8'7" (3.66m x 2.62m)

With built-in wardrobes, hanging rail, cupboards over, radiator.

##### Bedroom

9' x 9'6" (2.74m x 2.90m)

With built-in wardrobes, hanging rail, shelves, radiator.

#### Outside

The property occupies a pleasant position on this corner plot

with front garden being principally block paved and to the rear the garden area is walled and close boarded fenced, principally paved with outside light, tap and access to the...

#### Brick Built Garage

17'9" x 7'9" (5.41m x 2.36m)

With electric up-and-over door, personal door, power point.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

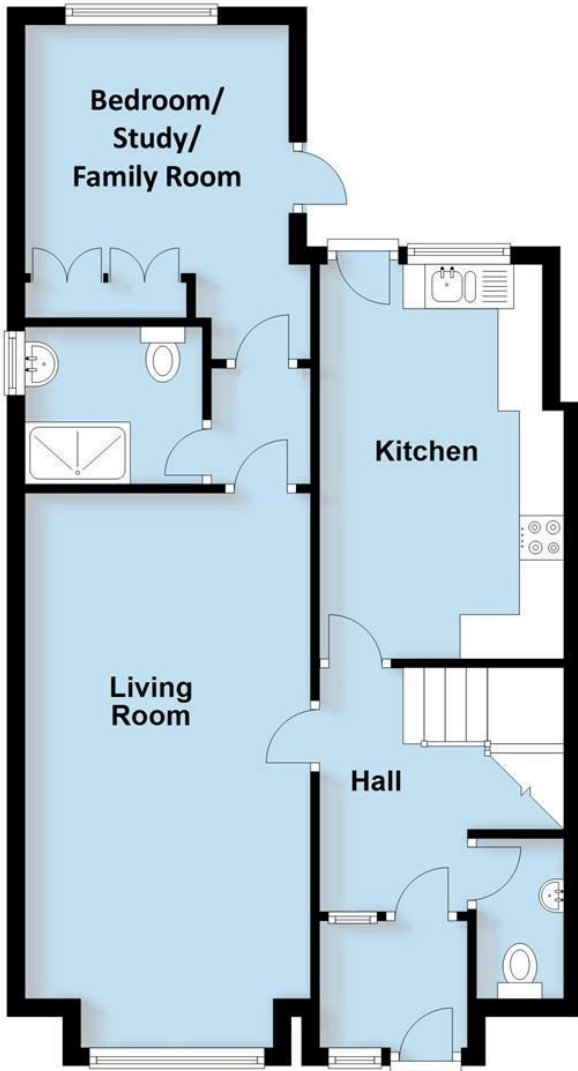
Council Tax Band C.

#### Location

8 Wentworth Road  
Off Gainsborough Drive  
Sydenham  
Leamington Spa  
CV31 1RW

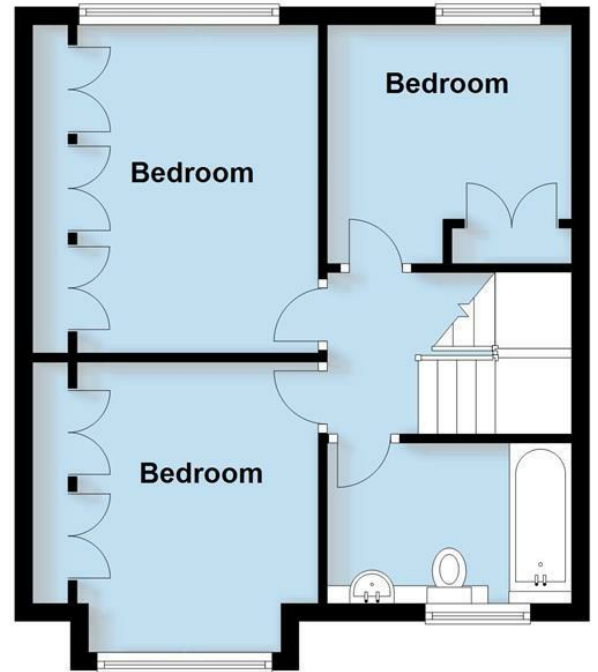
## Ground Floor

Approx. 60.0 sq. metres (645.9 sq. feet)



## First Floor

Approx. 40.8 sq. metres (439.4 sq. feet)



Total area: approx. 100.8 sq. metres (1085.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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