



SYDENHAM DRIVE, UNION PARK

complete ●●●
SALES & LETTINGS



"A well-designed home with a central hallway, guest WC, fitted modern kitchen, a lounge diner with garden views- upstairs has two double bedrooms and a bathroom. Finished with stylish Anthracite double glazed windows and oak doors"



A stylish modern mews built in 2017 by Deeley Construction on the Union Park development close to central Leamington. The white-rendered home has 3 years NHBC guarantee remaining and comprises: an entrance hall, fitted kitchen, guest WC, lounge diner, two double bedrooms and a bathroom. The property benefits from a low-maintenance garden and an allocated parking space. Very well located for the town centre, the train station but also local shops and beautiful canal walks. A perfect first-time buy.



It's in the details...

Hallway

The modern composite entrance door leads into the good-sized hallway with stairs leading to the first floor, with open storage below, a radiator, oak doors to the kitchen, lounge/diner and guest WC.



Breakfast Kitchen

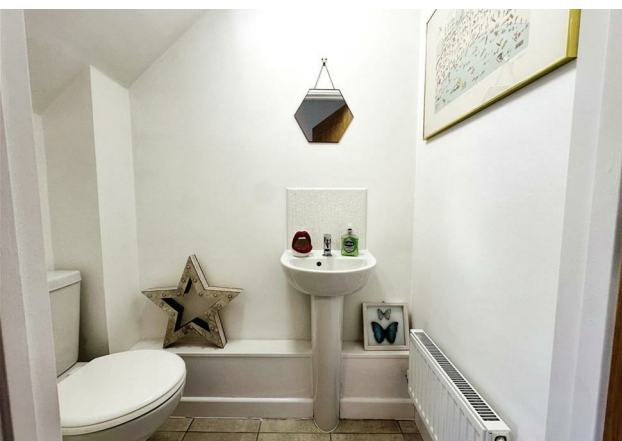
Fitted with white gloss units, brushed chrome handles, mottled squared edge worktops with 1 & 1/2 bowl stainless steel sink with mixer tap. There is a fitted oven with four induction hob, stainless steel splash-back, with extractor above. A fitted fridge freezer, space and plumbing for a washing machine, there is under-counter lighting, down-lights, extractor and an anthracite coloured uPVC double glazed window. Tile flooring and space for a bistro-style table.

Guest WC

With a tiled floor, a toilet, a pedestal hand wash basin and an extractor.

Lounge/Diner

Radiator, uPVC anthracite double-glazed window with matching patio doors to the garden.



Landing

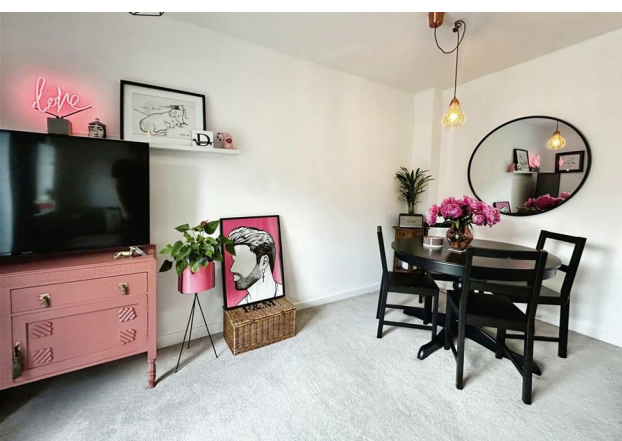
Carpeted landing with painted balustrade, oak doors leads to the two double bedrooms and bathroom. Oak door storage cupboard. There is a radiator and loft hatch.

Bedroom One

A spacious double bedroom with two anthracite-coloured uPVC double glazed windows to the front elevation. A radiator and a double oak door fitted in the wardrobe.

Bedroom Two

A spacious double bedroom with two anthracite-coloured uPVC double-glazed windows overlooking the rear garden. There is a radiator and ample space for bedroom furniture.



Bathroom

The space has very modern textured white tiling, a bath with a static shower screen and a thermostatic mains shower over. A pedestal hand wash base with chrome mixer tap, a toilet, a chrome towel radiator, an electric shaver point, down-lights, an extractor and tiled flooring.

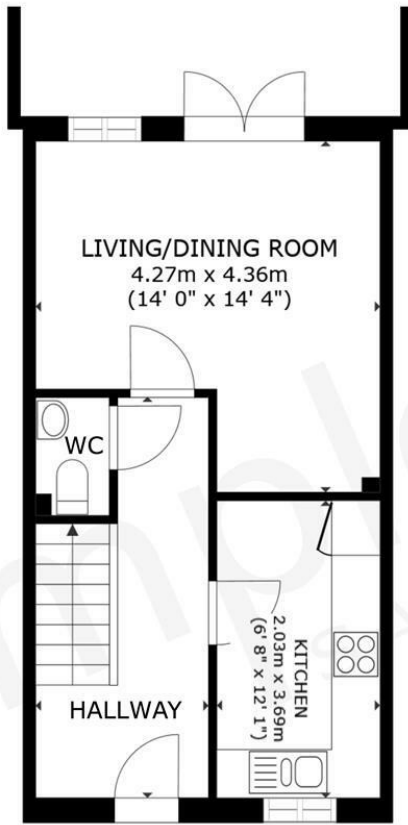
Location

Situated within reach of popular local amenities and transport links The property is located at Union Park development which is close to

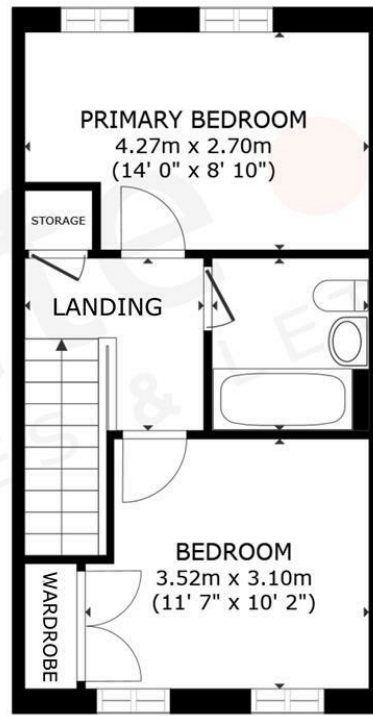


Sydenham, with its lovely canal walks. Located just to the South East of central Leamington Spa and is an area that features a good number of local shops and amenities including a well-regarded local primary school and a doctor's surgery. The town centre is a comfortable walking distance away from the property as is Leamington train station with its regular commuter links to London and Birmingham amongst others.





GROUND FLOOR



FLOOR 1



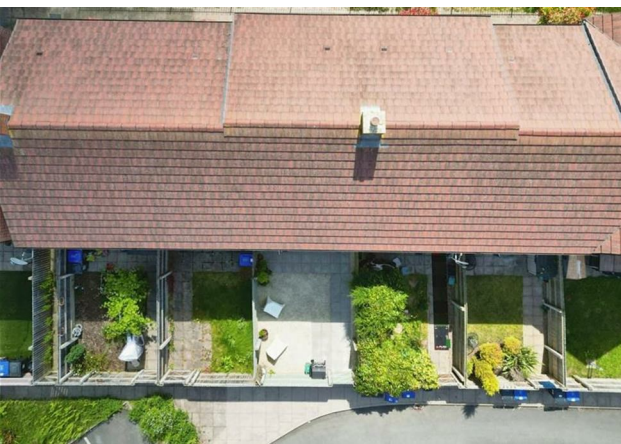
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Brian Williams
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The Leamington Property Expert

GROSS INTERNAL AREA
GROUND FLOOR 34.8 m² (375 sq.ft.) FLOOR 1 34.8 m² (375 sq.ft.)
EXCLUDED AREAS : PATIO 30.5 m² (328 sq.ft.)
TOTAL : 69.7 m² (750 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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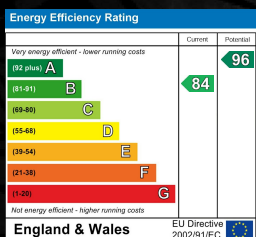


- A Modern Mid Terrace Home
- Two Double Bedroom
- Lounge Diner
- Canal Walks
- Off Road Parking
- Built 2017 By Deeley Construction
- Kitchen Breakfast
- Guest WC
- Close To Station & Town Centre
- Offered No Chain



SYDENHAM DRIVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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