



ISAMBARD CLOSE, VICTORIA POINT

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SALES & LETTINGS





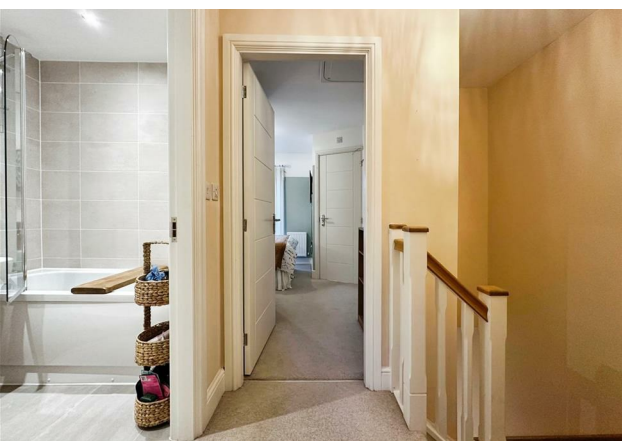
An AC Lloyd modern end-terrace home built in 2020 on the popular Victoria Point development just off Avenue Road in central Leamington Spa- a moment's walk to the train station and Victoria Park. It comprises an entrance hall, guest WC, a beautifully fitted kitchen, a lounge diner with Karndean flooring, two double bedrooms, an ensuite, and a main bathroom. The property also has two parking spaces, front & rear gardens and a communal secure gated access that leads to Victoria Park. Perfect starter home or buy to let. The property also benefits from solar panels resulting in an A grade EPC!



It's in the details...

Entrance Hall

A modern composite entrance door, with four decorative windows leads into the hallway. Fitted with Karndean timber effect flooring, an electric consumer unit, down-lights, a radiator, stairs lead to the first floor and doors lead to the kitchen and lounge diner.



Guest WC

With a continuation of the Karndean timber effect flooring, a handbasin with mixer tap & vanity storage below, a toilet, a radiator, downlights and an extractor. There is a uPVC double window.

Kitchen

Fitted with a stylish shaker-style grey/putty kitchen with brush satin handles, thin compressed timber effect worktops with a 1 & 1/2 bowl stainless steel sink mixer tap and drainer. There is a cupboard housing the Worcester gas combination boiler. The appliances include a Zanusso oven, a Zanusso four-ring gas hob, a grey glass splashback and an extractor over. Under counter lighting, fitted fridge freezer, fitted dishwasher and fitted washing machine machine. There is a uPVC double window to the front elevation with a useful tiled shelf. Fitted with down-lights and a radiator.



Lounge Diner

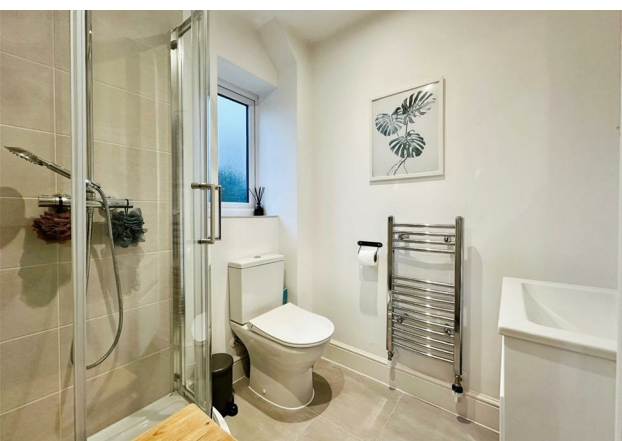
A good sized space with timber effect Karndean flooring, under stairs storage cupboard, two radiators, a uPVC double glazed window and uPVC double glazed French doors to the garden.

Landing

Carpeted landing, with doors to the two bedrooms and bathroom. Loft hatch.

Bedroom One

The main bedroom has a double fitted sliding wardrobe, a radiator and a large uPVC double glazed window. Door to the en-suite.



En-Suite

Fitted with a glass quadrant shower enclosure, which is tiled and has a thermostatic rainfall shower with handheld attachment. Floating vanity storage unit with sink and mixer tap. A toilet, a chrome towel radiator, Karndean tiled effect flooring, an electric shaver point, an extractor, down-lights and a uPVC double window.

Bedroom Two

A spacious full width double bedroom with a children's theme, two uPVC double glazed windows and a radiator.



Bathroom

A stylish bathroom fitted with a bath that has a glass shower screen and flipper panel, mixer tap with hand towel shower attachment. Floating hand basin with a chrome mixer tap, a concealed waste toilet, chrome flush push button, electric shaver point, tiled splash-back, Karndeian style tiled flooring, an extractor and down-lights.

Rear Garden

The garden has been landscaped with a patio, sleeper retained bedding, decking to the rear and a pathway. The central area of lawn, fencing with cement posts and a gate to side passage. There is an outdoor light, tap and electric sockets.

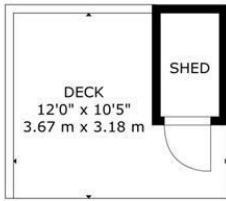
Parking

Parking for 2 cars in tandem.

Location

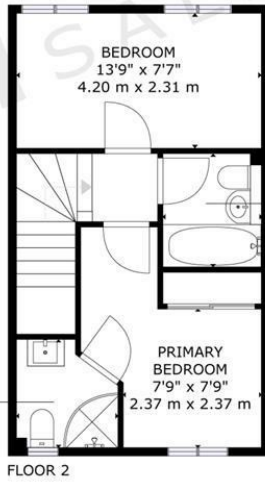
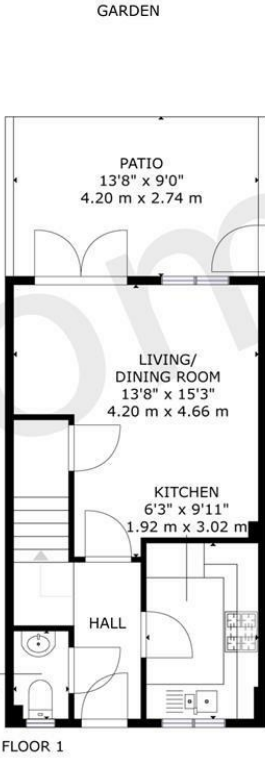
Located on a new development at Victoria Point, built four years ago near the Leamington Spa train station and within strolling distance to the town centre, which is full of superb boutiques, retail outlets, bars, restaurants, theatres, a fantastic library, several attractive parks bordering the River Leam and also a cinema. Extensive amenities are located around Leamington suburbs too including retail parks. The schooling is superb with a good selection of state, grammar and private schools. A good





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BATHROOM
5'6" x 6'3"
1.69 m x 1.91 m

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GROSS INTERNAL AREA
FLOOR 1: 333 sq.ft, 31 m², FLOOR 2: 333 sq.ft, 31 m²
EXCLUDED AREAS: PATIO: 129 sq.ft, 12 m², DECK: 97 sq.ft, 9 m²
TOTAL: 666 sq.ft, 62 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



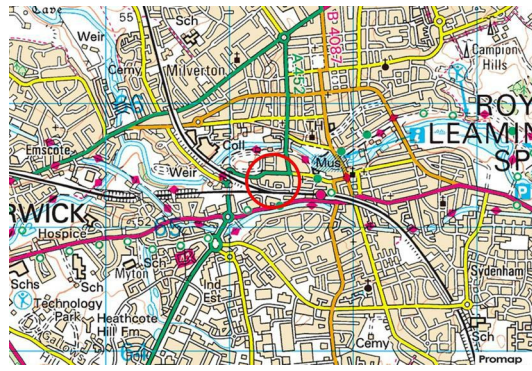
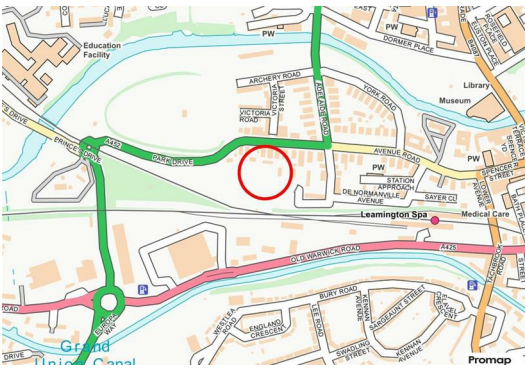
transportation network is at hand that includes the M40 within 4 miles with access to Birmingham/London and train links to London Marylebone station. Victoria park again is a short stroll away- through a resident's private gate.





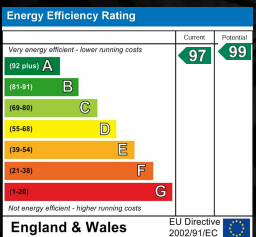
- AC Lloyd 2020
- Just Next To Victoria Park & Train Station
- Guest WC & En-Suite
- Lounge Diner
- Solar Panels

- Victoria Point Development
- Two Double Bedrooms
- A Stylish Kitchen
- Front & Rear Gardens
- Two Parking Spaces



ISAMBARD CLOSE, LEAMINGTON SPA

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



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