

WATERSFIELD GARDENS, SYDENHAM

complete 
SALES & LETTINGS





An end-terrace 1960s family home, with a wonderful & peaceful view of the Grand Union Canal to the front. The house is in need of some modernisation - Comprising entrance hall, living room, dining room, kitchen, hallway which is useful for storage which has a ground floor WC, three bedrooms, bathroom and separate toilet to the first floor. There is a rear garden and also benefits from a garage and off-road parking. Located in the Sydenham development to the South East of Leamington which has good access to surrounding villages canal walks and getting back into Leamington via Radford Road.

It's in the details...



Entrance Hall

Double glazed aluminium door leads into the hallway which has a staircase leading to the first floor, under-stair storage cupboard and a radiator. There are doors through to the living room and kitchen.

Living Room

A good size living room with a large uPVC double glazed window with a great green view and Grand Union Canal aspect. There was a radiator and door through to dining.



Dining Room

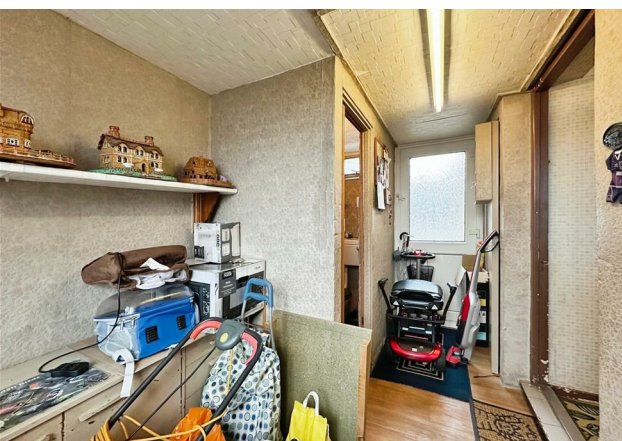
A good size space with a uPVC double glazed sliding patio door to the garden. There is a radiator and door through to the kitchen.

Kitchen

Fitted with a timber kitchen with mottled worktop which includes a single bowl sink with drainer and a mixer tap. A uPVC double glazed window that has a view of the garden and door to the side.

Side Passage

With a uPVC double glazed door to the front, a aluminium double glazed sliding door to the garden. There's an area that would be useful for storage and a bi-fold door to a downstairs WC.



Landing

Carpet landing with a uPVC double glaze window, airing cupboard housing the Worcester gas combination boiler. Bi-folding doors to the three bedrooms. a door to the bathroom and a door to the separate toilet. Loft hatch to the part boarded loft.

Bedroom One

A large double bedroom with a radiator, fitted wardrobes and a large UPVC double glazed window to the rear.

Bedroom Two

A large double bedroom with a uPVC double glazed window overlooking the canal to the front. There is a fitted wardrobe and a radiator.

Bedroom Three

A single bedroom with a uPVC double glaze window and a radiator. Cupboard over the stairs.



Bathroom

The bathroom is fitted with a bath, handbasin, a radiator and a UPVC double window.

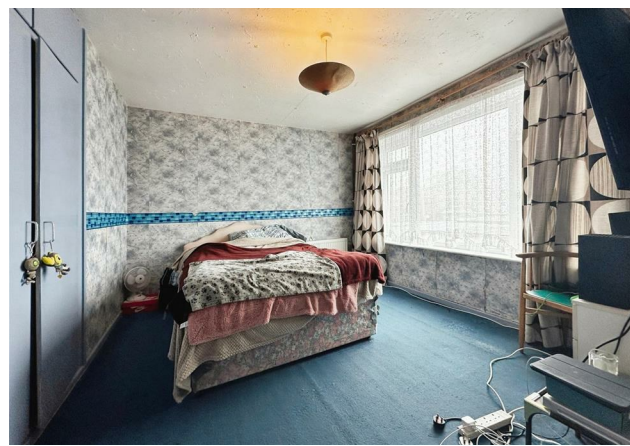


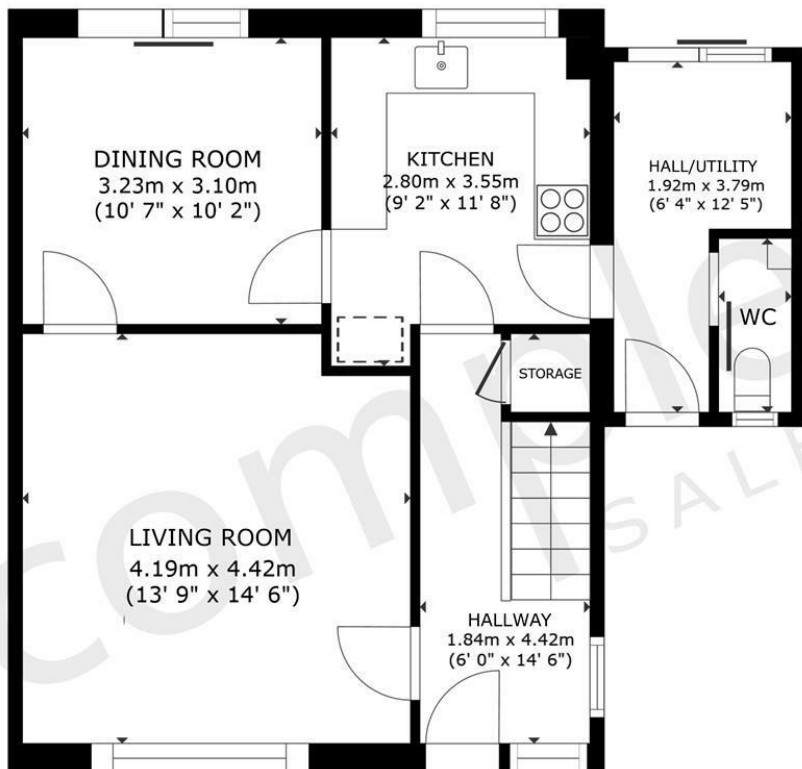
Separate WC
With a toilet and a uPVC double glazed window.

Rear Garden
Later lawn with a pathway leads to the gate to the en-bloc garage and parking.

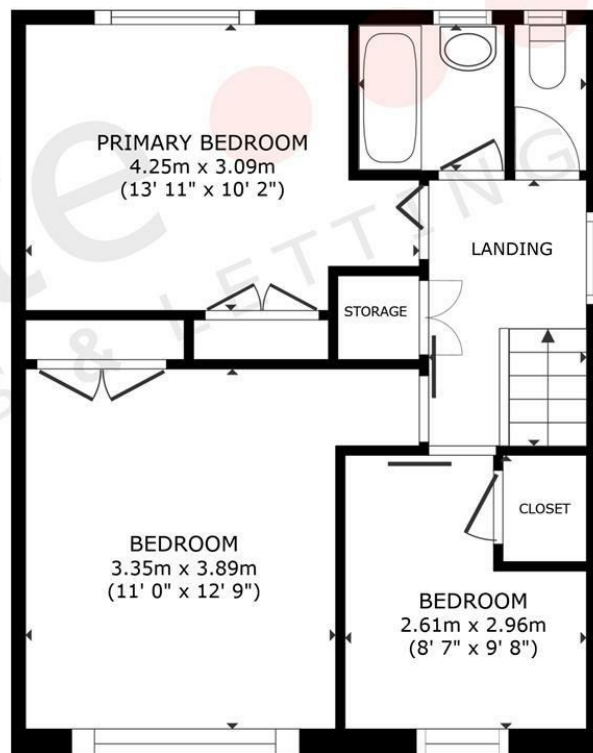
Garage & Parking
En-bloc garage with up-and-over-door and parking to the front.

Location
Watersfield Gardens faces the picturesque Grand Union Canal, forming part of the increasingly popular Sydenham location with local doctors, supermarkets, a pub and schools nearby yet only a short drive to the town centre of Leamington Spa. The road networks nearby give great access to the local towns around the vicinity with the M40, Fosse Way and other major road networks close. The train station is also close by offering a regular service to Birmingham, London, and the North. Leamington Spa has been described as one of the best places to live in the UK with its choice with its array of cafes, boutiques, parks and gardens.





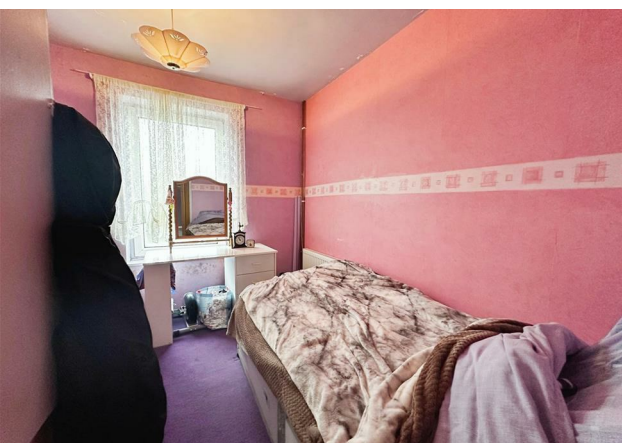
FLOOR 1



FLOOR 2



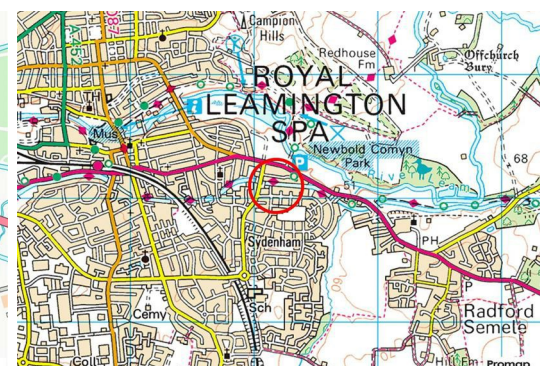
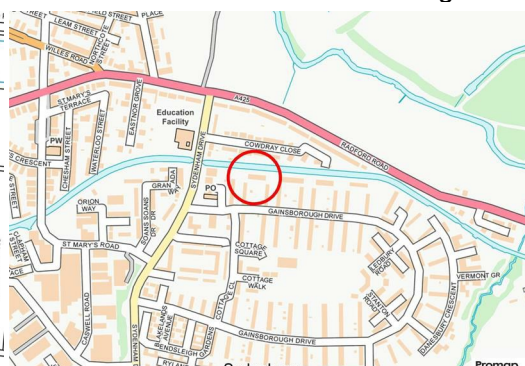
GROSS INTERNAL AREA
FLOOR 1 54.9 m² (591 sq.ft.) FLOOR 2 46.1 m² (496 sq.ft.)
TOTAL : 101.0 m² (1,087 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





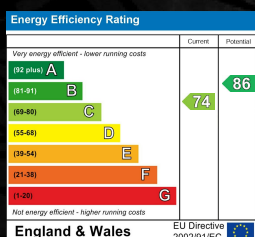
- End Terrace
- Three Bedrooms
- Dining Room
- Hall/Utility/Guest WC
- Garage & Parking

- In Need of Modernisation
- Lounge
- Kitchen
- Upstairs Bathroom & Separate WC Upstairs
- Facing Grand Union Canal



WATERSFIELD GARDENS, LEAMINGTON SPA

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



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