



Connells

Marlborough Drive
Sydenham Leamington Spa

Marlborough Drive Sydenham Leamington Spa CV31 1GW

for sale offers in excess of
£325,000



Property Description

Offered to the market with no onward chain, this attractive and well-maintained three bedroom semi-detached family home enjoys a practical layout and benefits from a private driveway leading to the garage.

Upon entering, a welcoming entrance hallway provides access to the first floor and a convenient guest cloakroom. Positioned at the front of the property is the fitted kitchen, which also benefits from a side door providing direct access outside. To the rear, the spacious lounge/dining room offers an excellent space for both everyday family living and entertaining, featuring a useful storage cupboard and patio doors that open onto the rear garden, allowing plenty of natural light to flood the room.

The first floor comprises three well-proportioned bedrooms, including a generous principal bedroom with its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the rear garden has been designed for easy enjoyment, with a decked seating area perfect for al fresco dining and entertaining, while the remainder is laid to lawn. A side access door to the garage also provides additional convenience and practicality.

This is a fantastic opportunity to acquire a move-in-ready family home in a sought-after location, offered for sale with no upward chain.

Approach

Via a driveway providing off road parking for two cars, giving access to the garage and a door leading into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and laminate flooring.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to front elevation.

Lounge/Diner

15' 1" max x 15' 8" max (4.60m max x 4.78m max)

Spacious, light and airy lounge consisting of an electric fire place, a radiator, laminate flooring, a built-in storage cupboard, a double glazed window to the side elevation and sliding patio doors leading to the garden.

Kitchen

11' 8" max x 8' 3" max (3.56m max x 2.51m max)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated, double electric oven and an electric hob with cooker hood over, whilst providing space for a washing machine, space for a dishwasher and space for a fridge/freezer. Housing the gas central heating boiler and having a radiator, a double glazed window to front elevation and a door to

side.

First Floor

Landing

The stairs lead from the hallway, with doors to all bedrooms and the family bathroom.

Bedroom One

8' 6" min x 15' max (2.59m min x 4.57m max)

Double bedroom benefitting from a built-in storage cupboard, two radiators, laminate flooring and two double glazed windows to front elevation.

En-Suite

Three piece suite, fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. Having fully tiled walls, a heated towel rail and an extractor fan.

Bedroom Two

11' 5" max x 8' 5" max (3.48m max x 2.57m max)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Three

8' 6" x 6' 2" (2.59m x 1.88m)

With a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite, fitted with a wash hand basin, a bath with mixer taps and shower over and a low level W/C. Having fully tiled marble effect walls, a heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Good size private garden, being mainly laid to lawn and fence enclosed. With a decking area and a door to the garage.

Parking

Driveway providing off road parking for two cars.

Garage

Single garage. Connells advise an internal inspection of the garage is yet to be carried out.

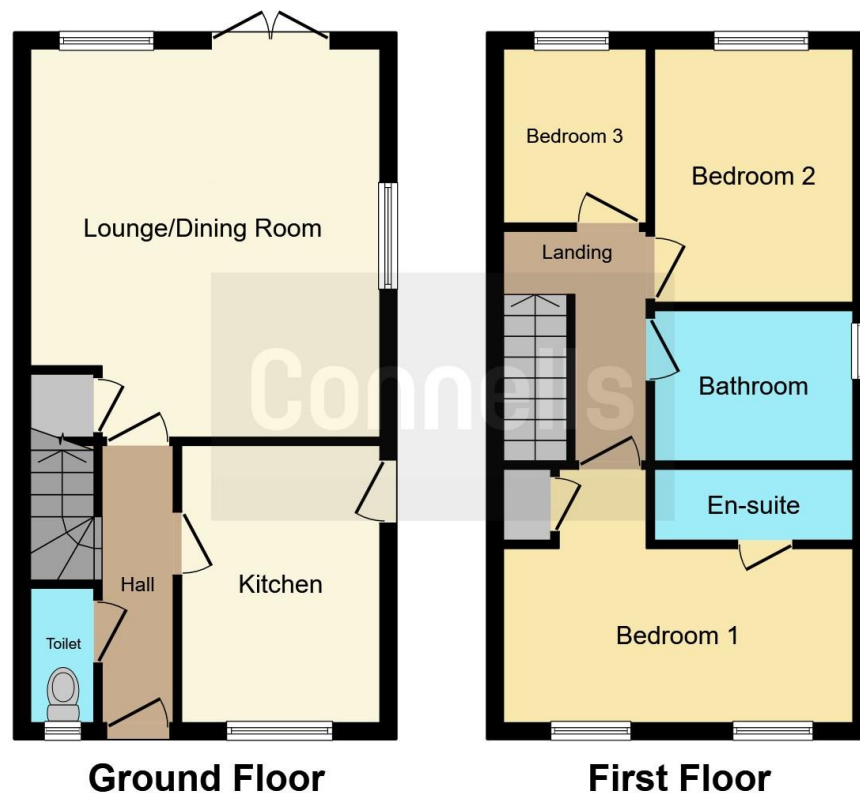
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315680



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315680 - 0003