



CUNDALL CLOSE, SYDENHAM

complete ●●●
SALES & LETTINGS





A very stylish and well-presented mid-terrace home, originally built in the 1980s, situated in the popular Sydenham area of South East Leamington. This attractive property offers a welcoming open entrance hall, a bright bay-fronted lounge diner ideal for relaxing or entertaining, a fitted kitchen, two well-proportioned bedrooms and a family bathroom. Externally, the home enjoys a beautifully landscaped rear garden featuring a charming chimney focal point, along with a front garden and an allocated parking space. Ideally positioned for local schools, Asda supermarket, nearby countryside walks, and offering excellent access to the M40, Jaguar Land Rover and Leamington train station, making it perfect for commuters and first-time buyers alike.

It's in the details...

Hallway

With a modern composite entrance door with four square frosted windows that leads into the open hallway, with laminate flooring, a radiator, carpeted staircase to the first floor with under stairs storage cupboard.



Lounge Diner

Fitted with timber effect laminate flooring, there is a uPVC double glazed bay window to the front, two radiators and uPVC double glazed French doors to the garden. Open doorway through to the kitchen.



Kitchen

Fitted with a white kitchen that has mottled worktops and brushed chrome handles. There is space and plumbing for a dishwasher, space and plumbing for washing machine, opening for an upright for freezer, there is a fitted oven, a four ring gas hob and an extractor over. There is grey bevelled edge brick splash-back tiling and under-cabinet lighting. There is a 1 & 1/2 bowl, black sink with drainer and mixer tap. Timber laminate flooring, a uPVC double glazed window and matching side window to the fabulous garden.

Landing

A carpeted landing with painted doors through to the two bedrooms and the bathroom.



Bedroom One

Spacious double bedroom with feature panelling and shelf. There is a wall of sliding mirror wardrobes with shelving and drawers. There is a wardrobe over the stairs, a radiator and a uPVC double glazed window to the front.

Bedroom Two

A double bedroom with feature painted walls, a radiator and a uPVC double glazed window overlooking the rear garden.

Bathroom

Fitted with a white suite comprising of a bath of chrome mixer tap, glass shower screen, mains water jet and rainfall shower with handheld attachment. There is a pedestal hand wash basin, with a chrome mixer tap. There is a toilet, a radiator, tiled splash-back and a uPVC double glazed window.



Rear Garden

Garden is low maintenance but very professionally landscaped with plenty of sharp lines and it's very pleasant to look at. The feature of the garden is the large outdoor chimney. The garden is enclosed with timber fencing and as a gate through that leads to the parking.



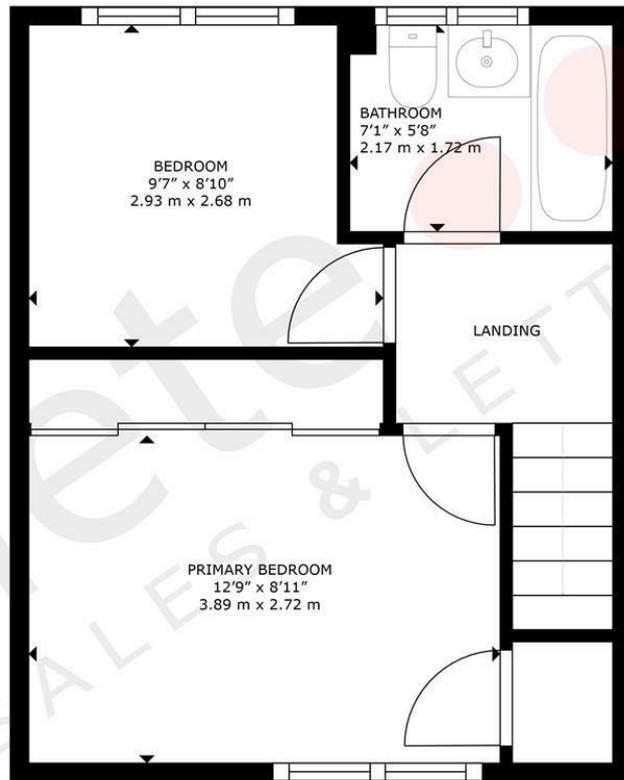
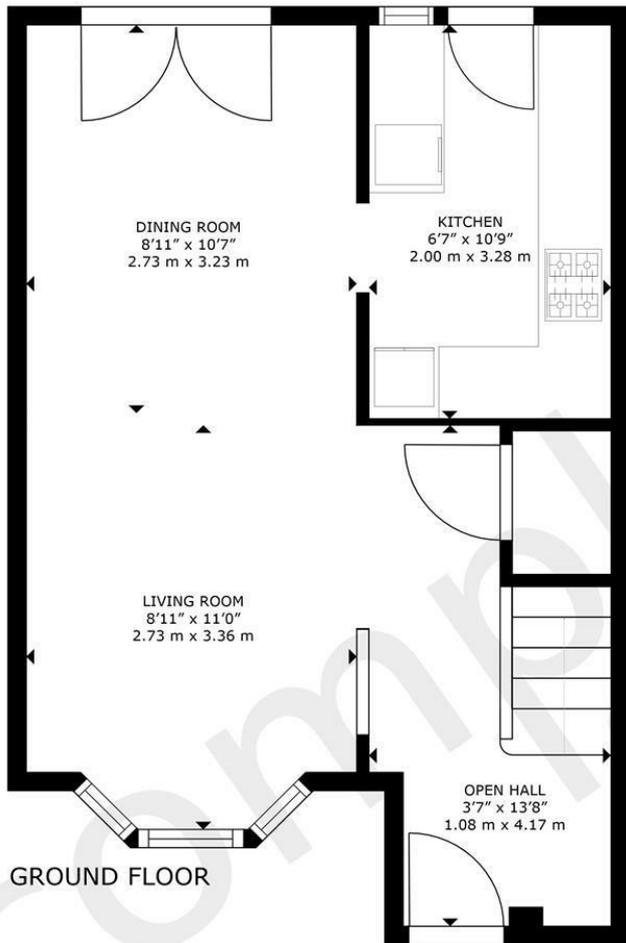
Parking

There is a parking space allocated around the corner.

Location

Forming part of the increasingly popular Sydenham location with local doctors, supermarkets and schools nearby yet only a short drive to the town centre of Leamington Spa. wonderful walks to Radford Semele from the nature reserve across fields. 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 very close offering a regular service to Birmingham and London and the North. Leamington Spa has been described as one of the top 10 towns of choice with its array of cafes, boutiques, parks and gardens.





FIRST FLOOR

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GROSS INTERNAL AREA
FLOOR 1: 353 sq. ft, 32 m², FLOOR 2: 318 sq. ft, 29 m²
TOTAL: 671 sq. ft, 61 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



The Leamington Property Expert





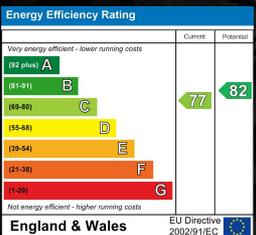
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SALES & LETTINGS
FOR SALE

- A Stylish Mid Terrace
- Two Double Bedrooms
- Kitchen
- Landscaped Garden
- Off Road Parking
- Built In 1980's
- Open Plan Lounge Diner
- Upstairs Bathroom
- Cul-De-Sac Location
- Close To Nature Walks



CUNDALL CLOSE, LEAMINGTON SPA

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



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