



25, Coughton Drive, Leamington Spa, CV31 1GB

A well maintained, AC Lloyd built semi-detached property, providing gas centrally heated, two bedroomed accommodation, on generous corner plot within this well regarded east Leamington Spa cul-de-sac location, ideal for first time buyer.



25 Coughton Drive Leamington Spa CV31 1GB

[Coughton Drive](#)

Located just off Marlborough Drive, this popular and established cul-de-sac location originally constructed in the mid 1990's by high regarded local builders, Messrs AC Lloyd. The location being convenient for a good range of local facilities and amenities, including local shops, schools, and a variety of recreational facilities, including nearby nature reserve. The town centre is also within easy reach, some two miles distant. Since its original construction, this location has consistently proved to be very popular.

ehB Residential are pleased to offer 25 Coughton Drive, a well maintained semi-detached family residence providing well proportioned, gas centrally heated two bedroomed accommodation, on generous corner plot featuring refitted bathroom and off road car parking facility. The property has been well maintained by the present owners, and the agents consider this an outstanding opportunity, which would appeal particularly to first time buyers.

In detail the accommodation comprises:-

[Canopy Porch](#)

[Entrance Hall](#)

With staircase off, with balustrade, radiator, laminate flooring, understairs cupboard, timber panelled entrance door with bottle glass.

[Fitted Kitchen](#)

13' x 7' (3.96m x 2.13m)

With a range of base cupboard and drawer units, complementary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, built-in single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob unit with extractor hood over, flanked by high level cupboards, built-in oven, wall mounted Worcester gas fired central heating boiler and programmer, appliance space, plumbing for automatic washing machine, radiator, coving to ceiling and roller blind.



Lounge/Dining Room

13'2" x 12'4" (4.01m x 3.76m)

With twin French doors overlooking rear garden, coving to ceiling, radiator, tiled fireplace and hearth with electric flame effect fire and surround.

Stairs and Landing

With linen cupboard, access to roof space.

Bedroom

13' x 8'7" (3.96m x 2.62m)

With coving to ceiling, overlooking rear garden.

Refitted Bathroom/WC

7'2" x 6'6" (2.18m x 1.98m)

Comprising panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC, tiled splashbacks in shower area and tiled floor, with integrated shower unit and screen, and extractor.

Bedroom

13'2" x 9'10" (4.01m x 3.00m)

With coving to ceiling, radiator.

Outside (Front)

The property occupies a particularly pleasant position at the head of this established cul-de-sac, on generous corner plot with lawned, open plan front garden and tarmac drive providing good sized off-road car parking, with pedestrian access to the...

Outside (Rear)

The rear garden features shaped lawn and patio, bounded by close boarded fencing and adjoining established greenery to the rear.

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

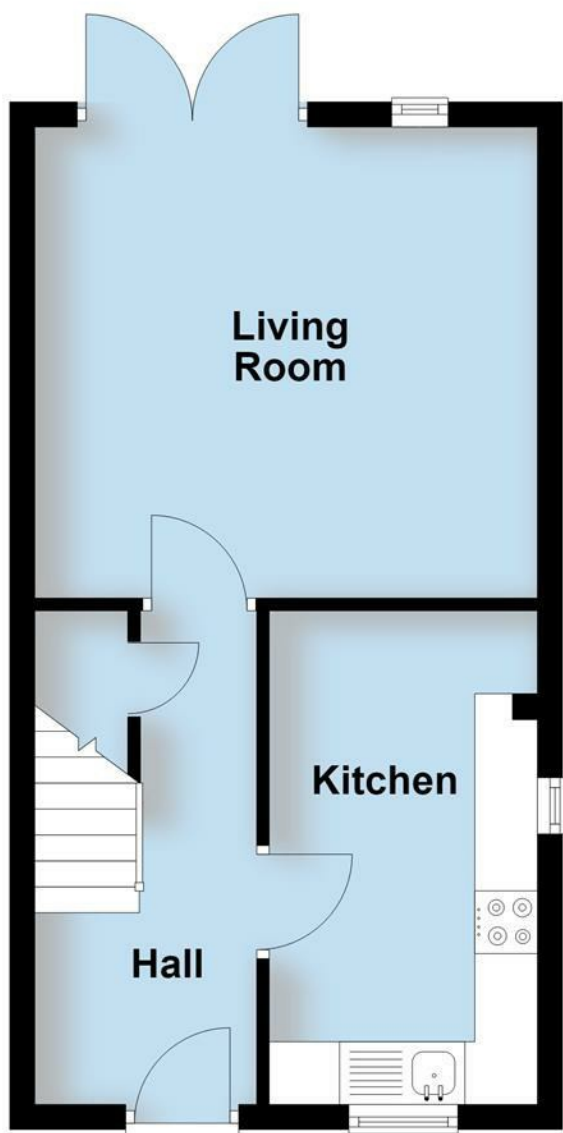
Location

CV31 1GB

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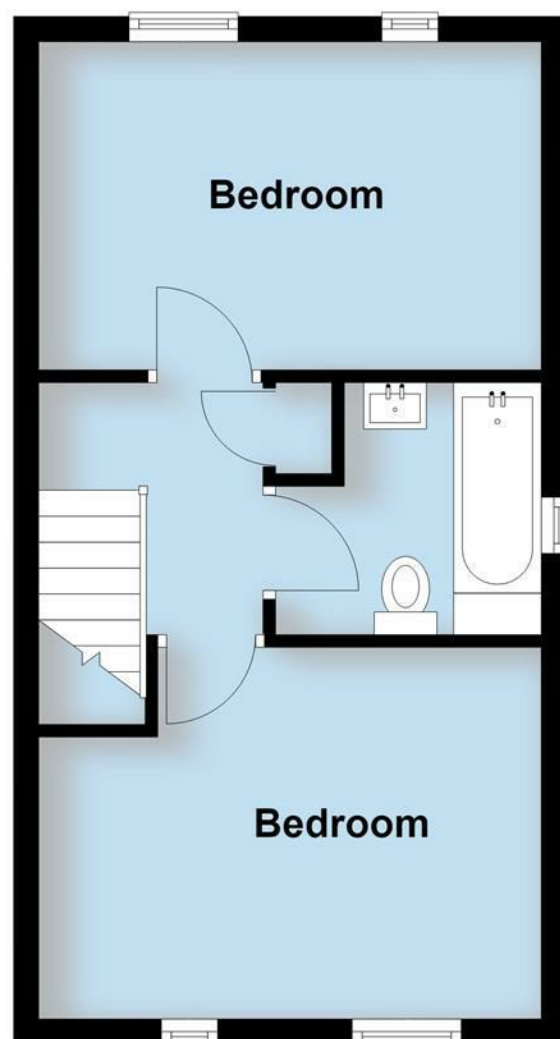
Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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