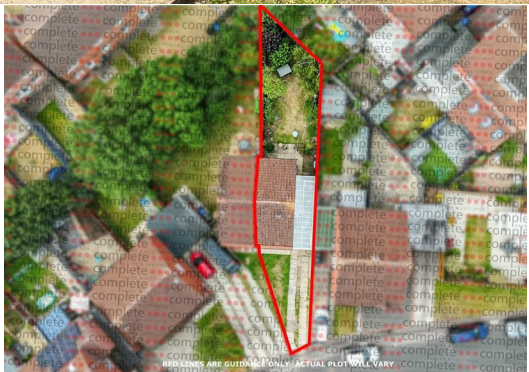




COBDEN AVENUE, SYDENHAM

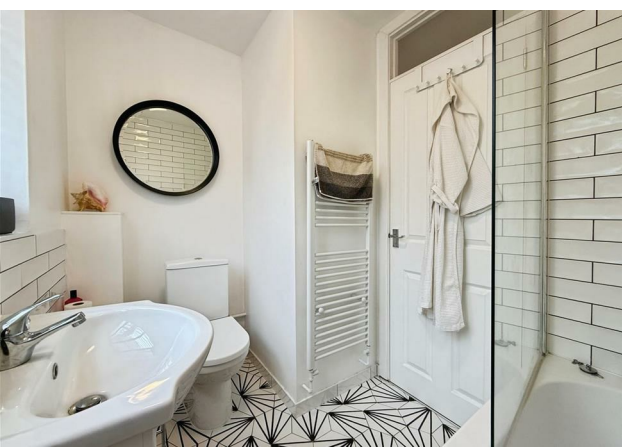
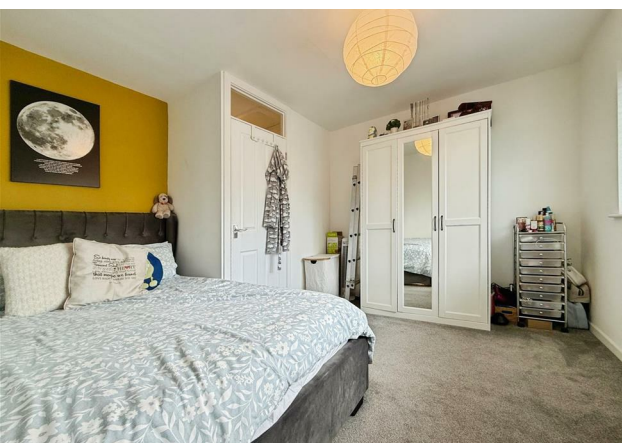
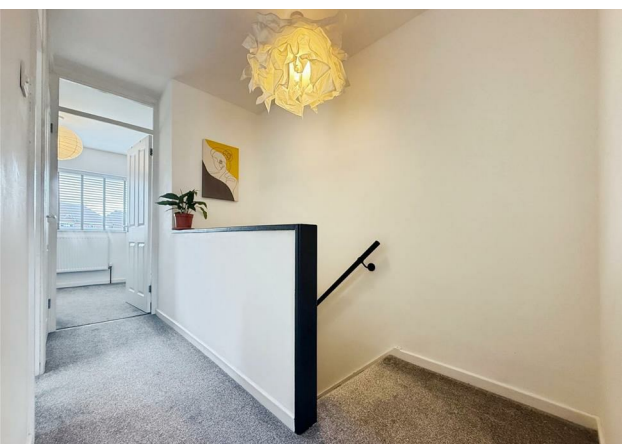
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SALES & LETTINGS



complete
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FOR SALE

This is an aerial photograph of a suburban neighborhood. In the foreground, there are rows of red-brick houses with white window frames and dark roofs. A road runs horizontally across the middle of the image. Behind the road is a large, open green field with several soccer goals. To the right of the field, there is a fenced-in basketball court. The background shows a dense residential area with many more houses, and in the far distance, there are rolling hills under a clear blue sky. A white rectangular box with the text 'complete SALES & LETTINGS' and 'FOR SALE' is overlaid on the image, with a vertical line pointing to the green field.



A well-presented two-bedroom semi-detached home on Cobden Avenue, Leamington Spa, the property has been modernised by the current owner to a high standard, and is ideal for first time buyers, a small family or somebody looking to downsize. Offered with a contemporary kitchen, a bright living/dining room, two double bedrooms, a bathroom, a large lean-to, a secure lawned rear garden and a tandem driveway. Cobden Avenue sits in the Sydenham area of Leamington Spa, which is well placed for access to the town centre, local amenities and schools, with good access to the M40, Jaguar Land Rover and Leamington train station.

Entrance Hall

Accessed via a grey composite door the entrance hall is fitted with solid bamboo flooring, wall mounted radiator and neutrally decorated with doors flowing off into the kitchen and the living dining room and stairs rising to the first floor.

Kitchen

A contemporary matt sage green, handleless kitchen, fitted with a range of high a low level units. The kitchen also benefits from engineered oak laminate flooring, a solid oak wood worktop, doubled glazed window to the front elevation and glass splashback behind hob. Integrated appliances include cooker hood, gas hob, electric oven and sink and drainer with mixer tap. There is the further space and plumbing for washing machine and fridge/freezer.

Living/Dining Room

An open plan reception room neutrally decorated with feature black focal point, central pendant light, wall mounted radiator, a continuation of bamboo wood flooring, under-stair storage cupboard and sliding UPVC doors out into the rear garden.

Stairs To First Floor Landing

Carpeted stairs with black banister and pendant light leading to the first floor landing with access to the loft hatch, storage/airing cupboard and doors flowing off into;

Bedroom One

A double room painted white with feature wall, grey carpet, wall mounted radiator, ceiling pendant and UPVC double glazed window to the front elevation with fitted blinds.

Bedroom Two

Bedroom two is currently utilised as a study however is a further double bedroom fitted with grey carpet, wall mounted radiator and UPVC double glazed window to the rear elevation with fitted blinds.

Bathroom

A three-piece suite with white brick effect tiling and contrasting black grout. The bathroom includes a bath with glass screen and shower over with chrome fittings, wash basin with chrome mixer tap within vanity unit and toilet. The bathroom also benefits from; obscure double glazed window to the side elevation, fitted blind, towel radiator and feature hexagon monochrome tiled flooring.

Rear Garden

A secure fenced garden with patio for dining and entertaining and lawned area with mature trees and shrubs around the borders. The garden can be accessed via the lean to or through the sliding door from the living room.

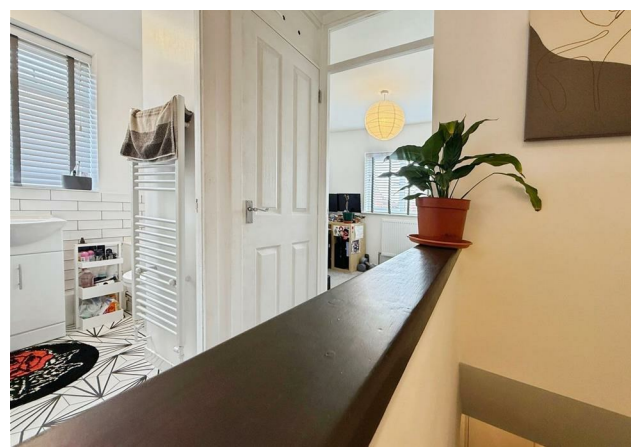
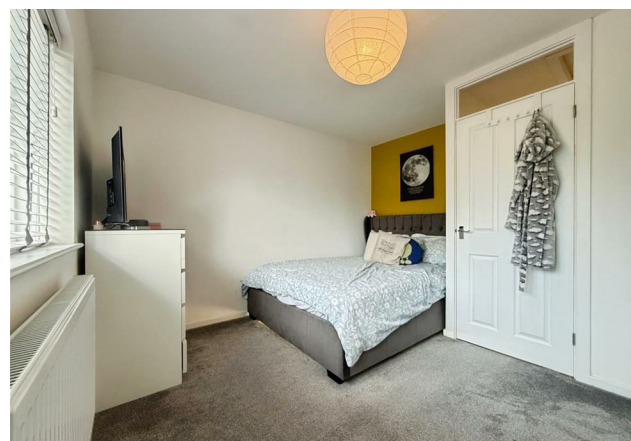


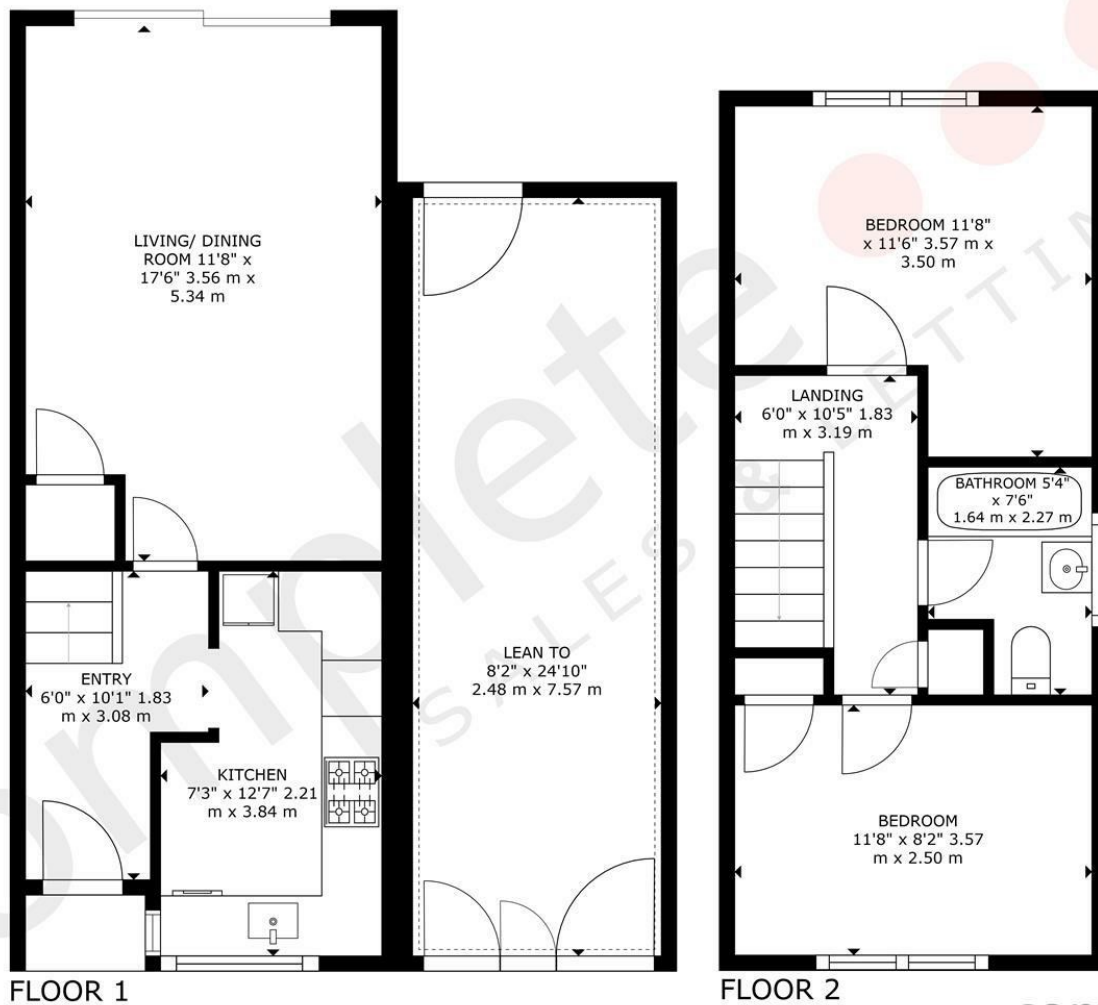
Driveway & Lean To

The front of property benefits from pathway to the front door, lawned area and tandem driveway for two cars. The lean to is complete with doors front and back, the front has three individual wooden doors and the rear has a single personnel door. The current owners have also put a new 'Twinwall polycarbonate' roof on. Inside there is also power and lighting.

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.





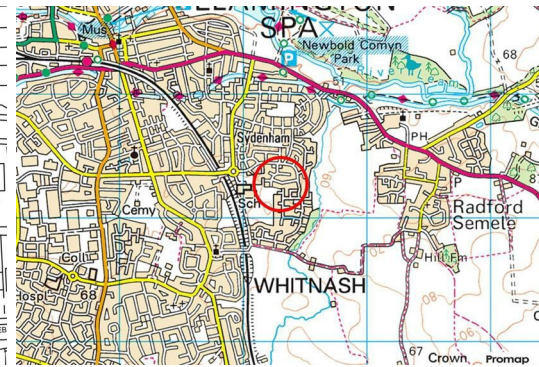
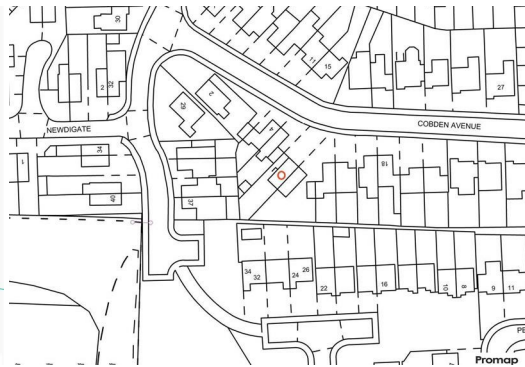
GROSS INTERNAL AREA
 FLOOR 1: 571 sq. ft. 53 m²; FLOOR 2: 325 sq. ft. 30 m²
 TOTAL: 896 sq. ft. 83 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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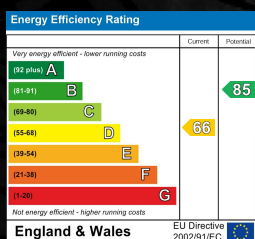


- Semi-Detached Home
- Modern Fitted Kitchen
- Two Double Bedrooms
- Secure Well Sized Garden
- Lean To
- Entrance Hallway
- Living/Dining Room
- Bathroom With Three Piece Suite
- Tandem Driveway For Two Cars
- Close to Nature Walks



COBDEN AVENUE, LEAMINGTON SPA

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



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