



COBDEN AVENUE, SYDENHAM

complete ●●●
SALES & LETTINGS





A stylish 1980s semi-detached home on an amazing South facing corner plot large garden. The home comprises of entrance hall, kitchen, lounge diner with sliding doors to the garden, two spacious double bedrooms and a re-fitted bathroom. The property also has a driveway four cars, front lawn, and a brick built garage. Well located to the south east of Leamington Spa, with good access to the M40, Jaguar Land Rover and Leamington train station. There is also nature reserve walks not far and also the local Asda superstore.

It's in the details...

Hallway

A composite entrance door with twin windows, leads into the hallway, which has timber effect laminate flooring, open doorways through to the kitchen and lounge diner. There is a new carpet on the staircase and some feature panelling.

Kitchen

Dark heritage style fitted kitchen, with brushed chrome handles and rustic timber effect worktops. There is fitted shelving, a display cabinet, space for a gas oven space and plumbing for a dishwasher, space & plumbing for a washing machine. There's a single bowl stainless steel sink with mixer tap and drainer, a uPVC double glazed window and there is the gas boiler.

Lounge Diner

With timber effect laminate flooring, a feature chimney breast, wall lights, feature wallpaper walls, a radiator, and under-stairs storage cupboard and uPVC double sliding doors to the garden.

Landing

A well decorated landing, with feature wallpaper wall, doors to the two bedrooms and bathroom. Loft hatch to the boarded loft and timber door to the airing cupboard, with a hot water tank and shelving.

Bedroom One

A spacious double bedroom which is full width. There is a radiator, mirrored triple wardrobe and a uPVC double glazed window overlooking the corner plot garden.

Bedroom Two

A spacious full width double bedroom with new carpet, a radiator and uPVC double glazed window to the front. There's a storage cupboard/wardrobe above the stairs.

Bathroom

Stylish re-fitted bathroom with fully tiled walls, vanity storage unit with sink and a chrome mixer tap. Bath with a chrome mixer tap, electric shower over and a glass shower screen. There are down-lights, extractor, a toilet, chrome plate towel radiator and a uPVC double glazed window.

Corner Plot Garden

The property has a large South facing sweeping lawn, with pathways to the side of the house to the circular patio- which captures all the sunshine and there is a pedestrian door to the garage. The garden is enclosed with timber perimeter fencing.



Drive

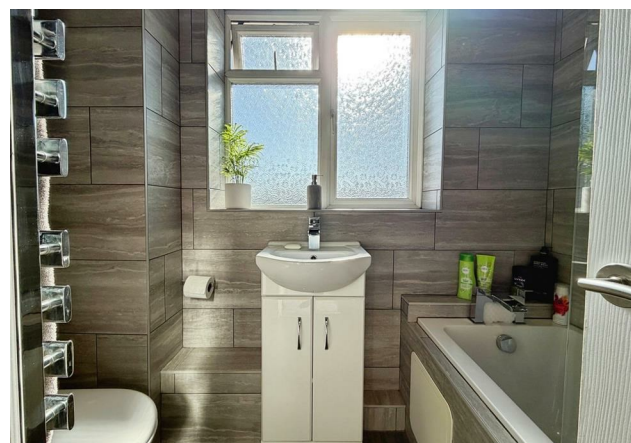
There is a driveway for parking four cars. There is lawn and a pathway leads to the canopy of the front door.

Garage

A brick built garage with an up-and-over door. Timber pedestrian door to the rear.

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.



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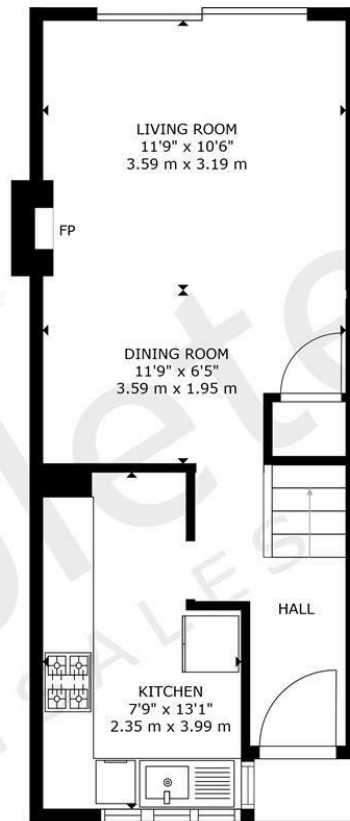
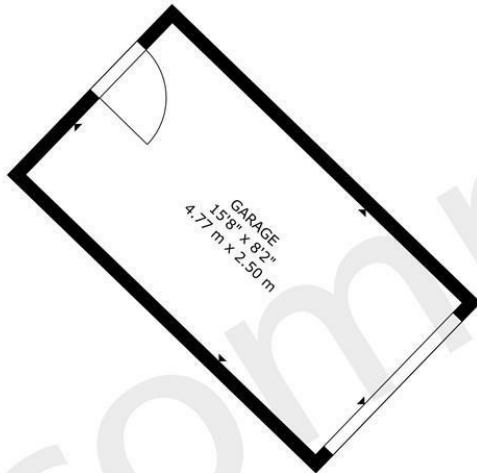
GROSS INTERNAL AREA

FLOOR 1: 350 sq. ft, 32 m², FLOOR 2: 325 sq. ft, 30 m²

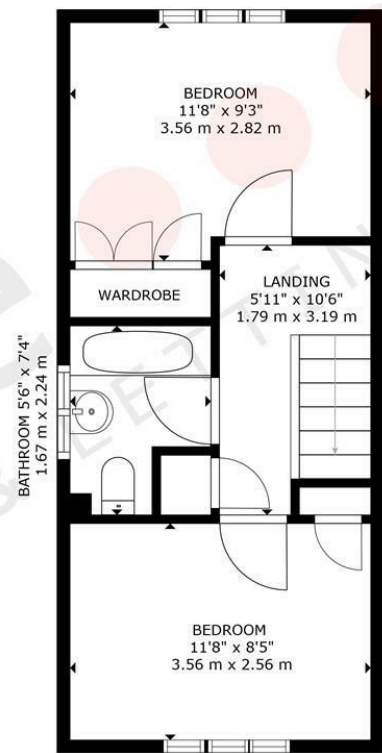
TOTAL: 675 sq. ft, 62 m²

EXCLUDED AREAS: PORCH: 10 sq. ft, 1 m² GARAGE: 128 sq. ft, 11 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 1



FLOOR 2

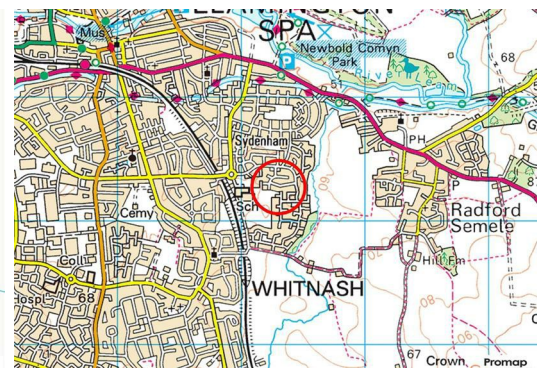
The Leamington Property Expert





- 1980's Semi Detached
- Two Double Bedrooms
- Lounge Diner
- Ample Parking
- Stylish Starter Home

- Corner Plot
- Kitchen
- Upstairs Bathroom
- Garage
- Close To Nature Walks



COBDEN AVENUE, LEAMINGTON SPA

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C	69	
(55-68) D		
(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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