



11 Cobden Avenue

Leamington Spa **CV31 1YF**

Offers Over £300,000

11 Cobden Avenue

Bringing to the market a three bedroom semi-detached family home, located in an increasingly popular south Leamington location. In brief, the property comprises of entrance hallway, kitchen with built-in appliances, open plan living/dining room, separate utility room, a further room which could be used as an office / study, but is currently being used as a fourth bedroom and a separate shower room. To the first floor there are three double bedrooms and a family bathroom. Located just outside of Leamington Spa town centre, close to local amenities and schools this property offers versatile family living with a driveway, rear garden and front garden.

Call us today for more information or to book in an internal viewing.

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 Royal Leamington Spa. 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.

ENTRANCE HALL

A light and airy entrance which has stairs rising to the first floor, storage under the stairs, gas central heating radiator and access to the kitchen and lounge area.

KITCHEN

3.19m x 2.05m (10'5" x 6'8")
Fully fitted kitchen with a double glazed window to the front elevation, a range of worktop units, cupboards and tiled splashback. Also having integrated appliances which include a four ring gas hob, extractor fan above, double oven, dishwasher, fridge / freezer and a sink unit.

LOUNGE / DINING ROOM

4.35m x 4.06m (14'3" x 13'3")
A good sized reception room with a double glazed window and a door opening out into the rear garden. Also having space for lounge furniture and a gas central heating radiator.

UTILITY ROOM

2.33m x 2.26m (7'7" x 7'4")
Having work top surfaces, space for a washing machine and dryer, cupboards, gas central heating radiator, tiled flooring and a door leading out to the rear garden.

OFFICE / PLAY ROOM

4.24m x 2.26m (13'10" x 7'4")
Having a gas central heating radiator, a double glazed window to the front elevation and space for furniture. This room could be used as an office / study / play room and is currently being used as a fourth bedroom.

SHOWER ROOM

2.16m x 0.86m (7'1" x 2'9")
Having a shower cubicle, sink unit, low level W/C, heated towel rail, tiled walls and a double glazed frosted window to the rear.

FIRST FLOOR LANDING

Having doors to adjacent rooms and loft access.

BEDROOM ONE

3.34m x 2.57m (10'11" x 8'5")
A double room with a built in wardrobe, storage cupboard, gas central heating radiator and a double glazed window to the front elevation.

BEDROOM TWO

3.52m x 1.97m (11'6" x 6'5")
A good sized double bedroom with a gas central heating radiator, double glazed window to the rear elevation, space for bedroom furniture and a built in airing cupboard.

BEDROOM THREE

2.62m x 2.04m (8'7" x 6'8")
Having space for bedroom furniture, a double glazed window to the rear elevation and a gas central heating radiator.

FAMILY BATHROOM

2.18m x 1.37m (7'1" x 4'5")
A part tiled bathroom and three piece suite including bath with electric shower, low level W/C and a hand basin. Further benefits include a frosted double glazed window to the

Features

- Semi Detached Family Home
- Drive Way Parking
- Front & Rear Gardens
- Ground Floor Office / Study / Play Room
- Three Double Bedrooms
- South Leamington Location
- Double Glazed Windows & Gas Central Heating
- Kitchen With Built In Appliances





Floorplan



Total area: approx. 80.7 sq. metres (868.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band B - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(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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