



**Connells**

Marlborough Drive  
Sydenham Leamington Spa



## Property Description

Spacious two bedroom semi detached home for sale within the popular location of Sydenham!

Conveniently located in Sydenham, this delightful two bedroom semi detached property offers the perfect blend of comfortable living and great accessibility.

### Key features:

Well appointed kitchen perfect for everyday cooking.

Spacious lounge diner ideal for relaxing and socialising.

Two double bedrooms, offering ample space for rest and relaxation.

Modern bathroom complete with sleek fixtures and fittings.

### Additional benefits:

Driveway providing parking for two cars in tandem.

Private rear garden perfect for alfresco dining & summer barbecues or relaxing and unwinding.

### This fantastic property boasts:

A prime location close to local amenities and the Asda superstore.

Within easy reach of two well regarded Primary Schools: St Anthony's Catholic Primary School & Sydenham Primary as well as the secondary, Champion School.

Easy access to public transport links.

A great opportunity for first time buyers or investors!

## Approach

The property is set back from the road behind the lawned fore garden and driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, tiled flooring and doors to the lounge/diner and the kitchen.

## Lounge/Diner

15' x 10' 4" ( 4.57m x 3.15m )

Light and airy lounge/diner having a radiator and double glazed sliding patio doors leading to the garden.

## Kitchen

10' 4" x 6' 8" ( 3.15m x 2.03m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over and a dishwasher, whilst providing space for a washing machine and a fridge/freezer. Comprising tiled flooring and double glazed windows to front and side elevations.

## First Floor

### Landing

The stairs lead from the hallway. Having a double glazed window to side elevation, loft access and an airing cupboard housing the hot water tank.

### Bedroom One

9' 6" x 10' 4" ( 2.90m x 3.15m )

Double bedroom having a radiator and a double glazed window to rear elevation.

### Bedroom Two

10' 4" x 7' ( 3.15m x 2.13m )

Double bedroom having a radiator and a double glazed window to front elevation.

### Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls, a towel rail and an extractor fan.

### Outside

#### Rear Garden

Good size garden being mainly laid to lawn and fence enclosed, with a patio area.

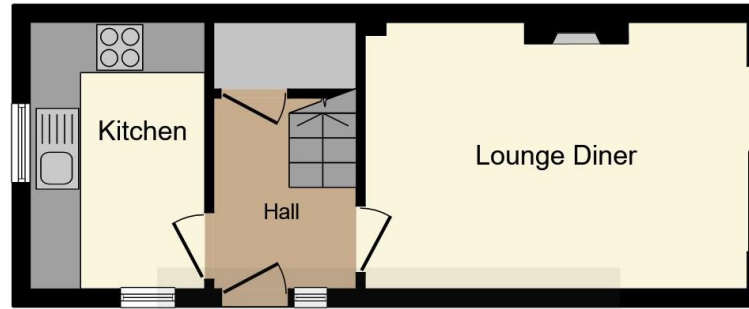
#### Parking

Driveway providing off road parking for two cars in tandem.

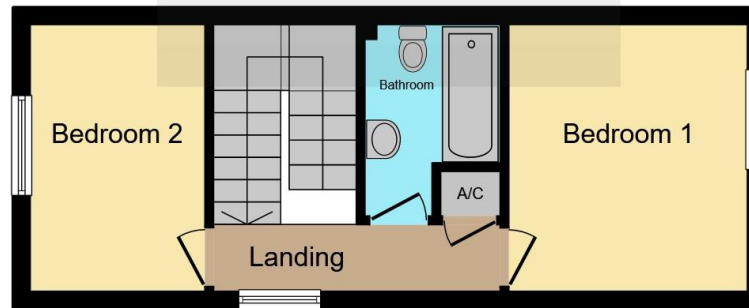








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
Band: C

Tenure: Freehold

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