



Connells

Sydenham Drive
Leamington Spa



Property Description

This well-presented two-bedroom mid-terrace home offers modern and practical living accommodation, making it an ideal first-time purchase, investment opportunity, or downsizing option.

The property is entered via a welcoming entrance hallway, with the fitted kitchen positioned to the front of the home. A convenient downstairs cloakroom is located off the hallway, while to the rear is a spacious lounge/dining room providing ample space for both relaxing and entertaining. French doors open directly onto the rear garden, creating an excellent indoor-outdoor flow.

To the first floor, the property offers two generous double bedrooms together with a well-appointed family bathroom.

Externally, the enclosed rear garden provides a pleasant outdoor space, with the added benefit of off-road parking for two cars to the rear of the property.

Approach

The property is set back from the road with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, doors to the lounge/diner and downstairs W/C and an archway to the kitchen.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splashbacks, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven, electric hob with cooker hood over and a fridge/freezer, whilst providing space for a washing machine. Housing the wall mounted gas central heating boiler and comprising tiled flooring and a double glazed window to front elevation.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and tiled flooring.

Lounge/Diner

Spacious, light and airy lounge/diner consisting of an under stairs storage cupboard, two radiators, wood effect laminate flooring and French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a radiator, loft access and doors to both bedrooms and the family bathroom.

Bedroom One

Double bedroom benefitting from a storage cupboard, a radiator, wood effect laminate flooring and a double glazed window to rear elevation.

Bedroom Two

Double bedroom with a built-in storage cupboard, wood effect laminate flooring, a radiator and two double glazed windows 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 partly tiled walls, tiled flooring, a heated towel rail and an extractor fan.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area and gated rear access.

Parking

Two allocated parking spaces in tandem.

Management Fee

There is an annual management charge of approx £300.00 towards the development maintenance.

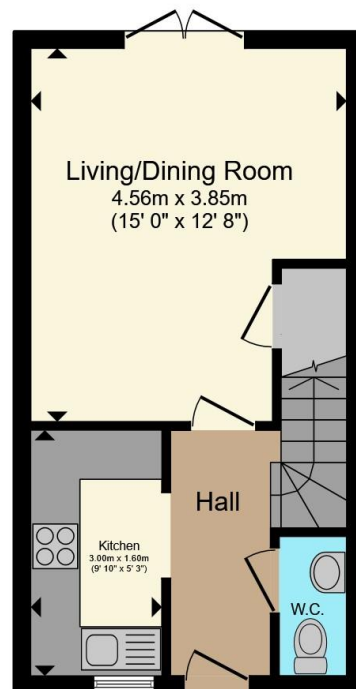
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

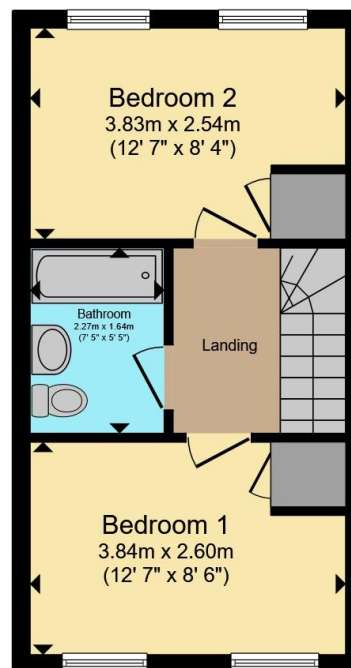








Ground Floor



First Floor

Total floor area 59.0 m² (635 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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