



**Connells**

Sydenham Drive  
Leamington Spa



## Property Description

A well presented two double bedroom end terrace home located in the popular area of Sydenham, ideally positioned within walking distance of local amenities and offering easy access to the town centre. This property is perfect for first time buyers or investors alike.

The accommodation comprises a welcoming entrance hallway, a convenient downstairs cloakroom, a modern fitted kitchen and a spacious lounge diner. To the first floor are two generous double bedrooms and a contemporary family bathroom.

Externally the property benefits from a landscaped rear garden and two allocated parking spaces arranged in tandem.

## 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 and doors to the lounge/diner, kitchen and downstairs W/C.

## Cloakroom W/C

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

## Lounge/Diner

14' 10" max x 12' 5" max ( 4.52m max x 3.78m max )

Spacious, light and airy lounge/diner consisting of an under stairs storage

cupboard, two radiators and French doors leading to the garden.

## Kitchen

9' 7" x 5' 2" ( 2.92m x 1.57m )

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.

## 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

12' 5" max x 8' 4" ( 3.78m max x 2.54m )

Double bedroom benefitting from a storage cupboard, a radiator and two double glazed windows to rear elevation.

### Bedroom Two

12' 5" max x 8' 6" ( 3.78m max x 2.59m )

Double bedroom benefitting from a storage cupboard, 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, a heated towel rail and an extractor fan.

### Outside

#### Rear Garden

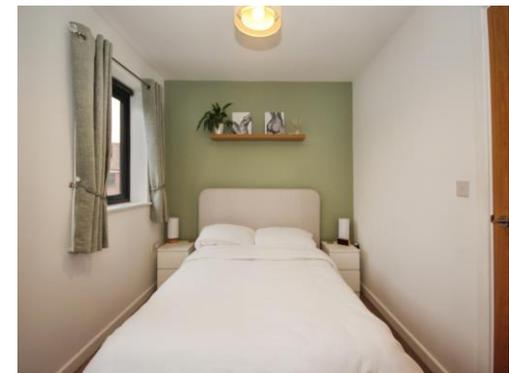
Beautifully maintained garden being mainly laid to astro turf and fence enclosed, with a patio area and gated rear access.

#### Parking

Two allocated parking spaces in tandem.

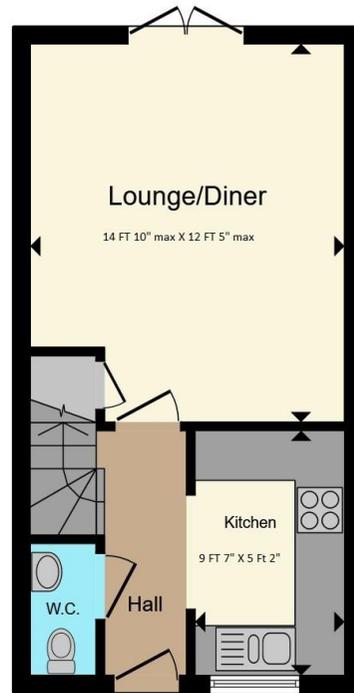
#### Management Fee

There is an annual management charge varying from £150-£200 paid towards the maintenance of the communal grass areas.

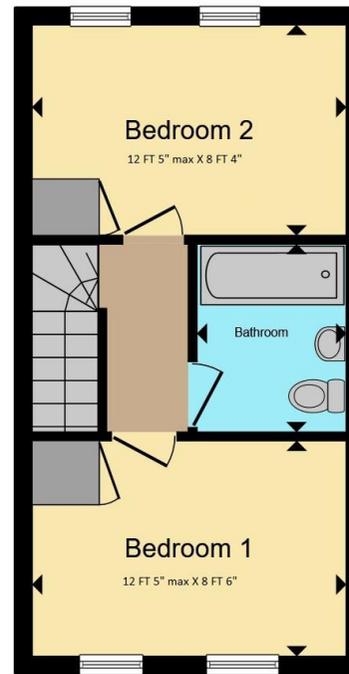








**Ground Floor**



**First Floor**

Total floor area 58.0 m<sup>2</sup> (624 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](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

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