

Peter Clarke



5 Woburn Close, Sydenham, Leamington Spa, Warwickshire, CV31 1XW

- Semi detached
- Two bedrooms
- Garage
- Lounge diner
- Driveway
- Sizeable rear garden
- Double glazing
- Central heating



Offers Over £265,000

This is a well presented and well proportioned semi detached property set on a quiet cul de sac in Leamington Spa. The property is close to local schools, shops and amenities and would make the ideal first time buy; comprising an entrance hall, kitchen, lounge diner, two good sized bedrooms, bathroom, garage, driveway and sizable garden to the rear.

APPROACH

With a lawned foregarden, driveway with parking for two cars leading to garage and pathway leading to the front door.

ENTRANCE HALL

With a composite door to the front elevation, wood effect laminate flooring, stairs leading to first floor, central heating radiator and centrally mounted ceiling light.

KITCHEN

With base mounted units having complementary work surface over, space for gas cooker, space for under-counter washing machine, one and a half bowl sink drainer unit with monobloc chrome tap over, double glazed window to the front elevation, tiling splashback, wood effect laminate flooring and ceiling mounted lighting.

LIVING ROOM

A good sized room with wood effect laminate flooring, large double glazed windows and french doors to the rear elevation leading out to the patio. Ceiling mounted lighting, television point, central heating radiator and under stairs storage.

LANDING

With loft access, ceiling mounted lighting, airing cupboard, laminate wood effect flooring and doors giving way to the first floor accommodation.

BEDROOM ONE

A good sized double with large double glazed window to the front elevation, television point, central heating radiator, ceiling mounted lighting and space for freestanding wardrobe and chest of drawers.

BEDROOM TWO

Another good sized double room with a double glazed window to the rear elevation, ceiling mounted lighting, central heating radiator and built in storage cupboard.

BATHROOM

With bath, part tiling, wood effect laminate flooring, obscured glass double glazed window to the side elevation, low level WC with dual flush, central heating radiator and ceiling mounted lighting.

GARAGE

With up and over doors and side door.

GARDEN

A good sized rear garden, mainly laid to lawn, with fenced boundaries, borders with shrubs, patio area and side access.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

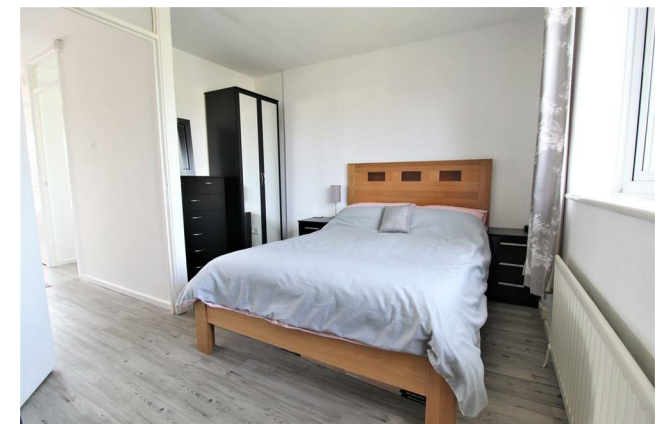
SERVICES: We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

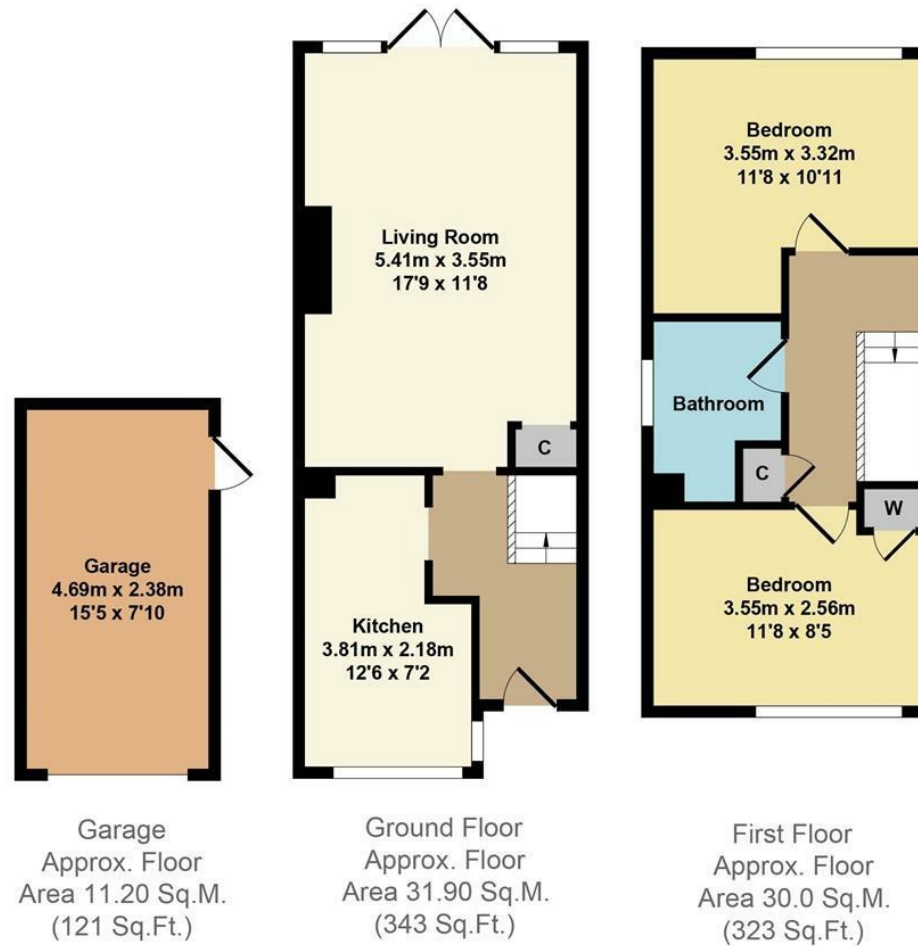
VIEWING: By Prior Appointment with the selling agent.

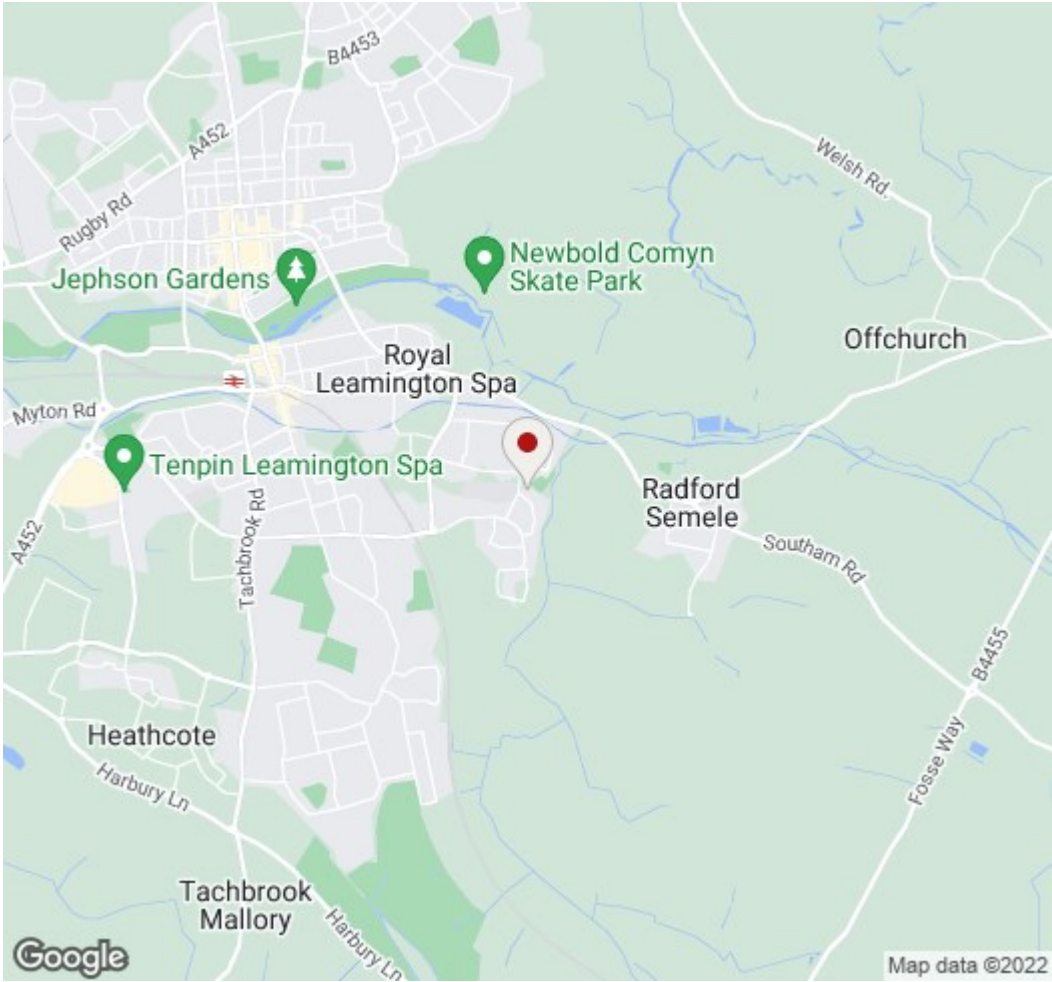


Woburn Close

Total Approx. Floor Area 73.0 Sq.M. (787 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

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