





A particularly well maintained mid-terrace townhouse, providing gas centrally heated, two bedroomed accommodation, including designated twin car parking facility and private garden, in highly regarded North Leamington Spa location.

#### Lyndon Court

Located just off Hyde Place, this is a popular and established North Leamington Spa location, ideally sited within easy reach of the town centre and a full range of facilities and amenities, including shops, schools, and a variety of recreational facilities. The location is also convenient for access to the local railway station and has consistently proved to be very popular.

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ehB Residential are pleased to offer 2 Lyndon Court, an excellent opportunity to acquire a particularly well maintained, modern mid-terraced townhouse, providing gas centrally heated, two bedroomed accommodation which includes sealed unit double glazing, a pleasant through lounge/dining room, private "town" garden, and designated twin car parking facility.

The property has been particularly well maintained by the present owner and represents an excellent opportunity likely to appeal to a wide range of potential purchasers.

In detail, the accommodation comprises:-

#### Canopy Porch

Leads to the...

#### Entrance Hall

With staircase off, with ranch style balustrade, double radiator,

downlighters, wood effect flooring, understairs cupboard, with glazed panelled door to the...

#### Lounge/Dining Room

18'10" x 8'6" (5.74m x 2.59m)

With bow window, matching wood effect flooring, patio doors overlooking rear garden, two radiators, TV point, serving hatch to...

#### Kitchen

9' x 5'9" (2.74m x 1.75m)

With range of base cupboard and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit with mixer tap, high level cupboards, Worcester wall mounted gas fired central heating boiler and programmer, appliance space, plumbing for automatic washing machine, cooker space with gas point, downlighters.

#### Stairs and Landing

With ranch style balustrade.



#### Bathroom/WC

6'9" x 5'9" (2.06m x 1.75m)

Comprising; white suite with panelled bath, wash hand basin, low flush WC, tiled splashback shower area with Mira shower unit, shower rail and curtain, radiator.

#### Bedroom

11'4" x 9'6" (3.45m x 2.90m)

With double radiator, double built-in wardrobe with hanging rail, shelf.

#### Bedroom Two

9'3" x 7'6" (2.82m x 2.29m)

With radiator.

#### Outside (Front)

To the front of the property is a twin tarmacked car parking facility, with covered pedestrian side access leading to the...

#### Outside (Rear)

Private rear garden, principally paved, surrounded by close boarded fencing, with brick built open store and outside tap.

#### Mobile Phone Coverage

Good outdoor and variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### Rights of Way & Covenants

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 the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band C.

#### Location

CV32 5FS

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- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

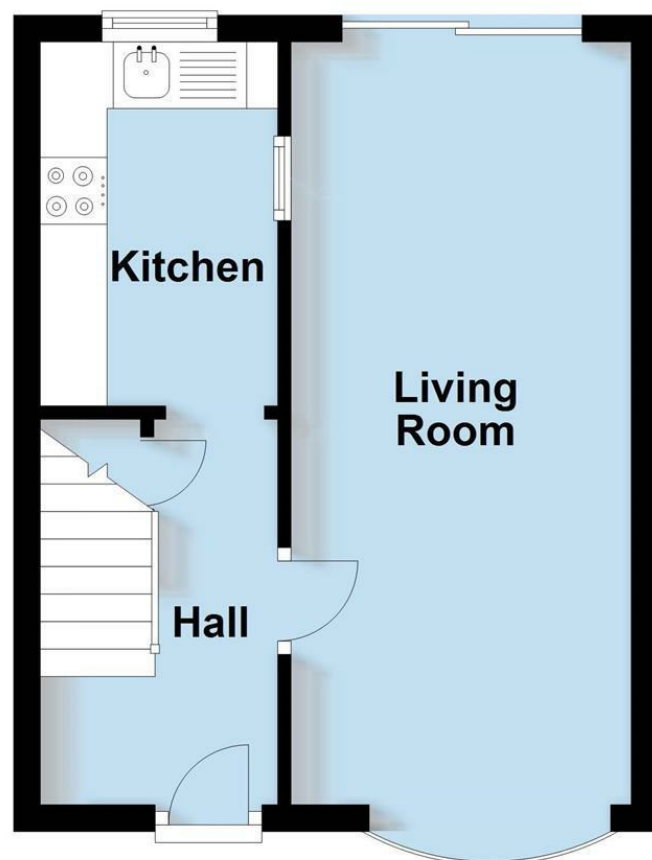
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | <b>88</b>               |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | <b>68</b>               |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

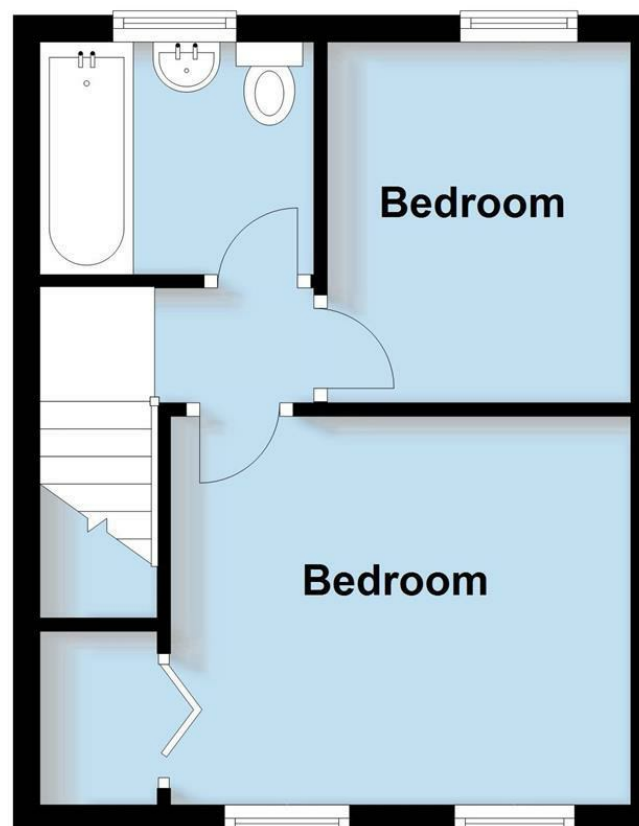
## Ground Floor

Approx. 25.6 sq. metres (275.1 sq. feet)



## First Floor

Approx. 25.4 sq. metres (273.0 sq. feet)



Total area: approx. 50.9 sq. metres (548.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact