



**6, Marlborough Drive, Leamington Spa, CV31 1XY**

A well maintained and improved AC Lloyd built, semi-detached residence, providing gas centrally heated two bedroomed accommodation, featuring pleasant garden with covered area and garden room, in highly regarded East Leamington Spa location.

**Price Guide**  
**£259,950**





## 6, Marlborough Drive, Leamington Spa, CV31 1XY

### Marlborough Drive

Is a popular and established residential location, originally constructed in the 1980's by Messrs AC Lloyd builders, located some two miles to the East of the town centre close to a good range of local facilities and amenities, including local shops, schools for all grades and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 6 Marlborough Drive, which is an opportunity to acquire a well maintained semi-detached residence, providing gas centrally heated and sealed unit double glazed two bedroomed accommodation, which features a refitted shower room/WC and pleasant easily managed gardens, including covered area and garden room. The property also includes good sized off road car parking facility and presents an ideal opportunity which will appeal particularly to first time buyers.

In detail the accommodation comprises:-

### Porch Entrance Hall

With glazed panelled entrance door and side panel, radiator, wood effect laminate flooring, understair cupboard, staircase off with balustrade.

### Fitted Kitchen

10'4" x 9'4" (3.15m x 2.84m)

With a range of base cupboard and drawer units, rolled edge work surfaces, single drainer one and a half bow stainless steel sink unit with mixer tap, tiled splashbacks, high level cupboards, appliance space, plumbing for automatic washing machine and dishwasher, built-in stainless steel oven and four ring gas hob with stainless steel splashback and extractor hood, boiler cupboard containing gas fired central heating boiler, matching laminate floor.

### Lounge/Dining Room

15'1" x 10'4" (4.60m x 3.15m)

With matching laminate floor, radiator, wall light points, marble fireplace and hearth with gas real flame effect fire and connection, TV point, French door and side panel to rear garden.

### Stairs and Landing

With balustrade access to roof space, pull down ladder, side window, airing cupboard with lagged cylinder and immersion heater.

### Bedroom

10' x 9'6" (3.05m x 2.90m)

With bay window, radiator, range of built-in wardrobes comprising two double built-in wardrobes, hanging rails, shelves and further range of high level cupboards.





#### Bedroom

9'4" x 10'4" (2.84m x 3.15m)

With radiator.

#### Refitted Shower Room/WC

7'6" x 5'3" (2.29m x 1.60m)

Being tiled with tiled floor, with over sized walk-in shower cubicle, glazed screen and integrated shower unit, vanity unit incorporating wash hand basin with mixer tap, low flush WC, chrome heated towel rail, downlighters, extractor fan.

#### Outside (Front)

To the front of the property is principally laid to lawn with drive and leading to an enclosed bin store, which gives access to...

#### Garden Room

13'6" x 7'6" (4.11m x 2.29m)

With electric, lights, power point, laminate floor, radiator, stable type door. leads to the...

#### Outside (Rear)

Pleasant rear garden which includes a covered and partly enclosed paved patio. with gate to gravelled garden, with timber garden shed, close boarded fencing.

#### Parking

With drive providing good sized car parking facility.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Feb 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

#### 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 B.

#### Location

CV31 1XY

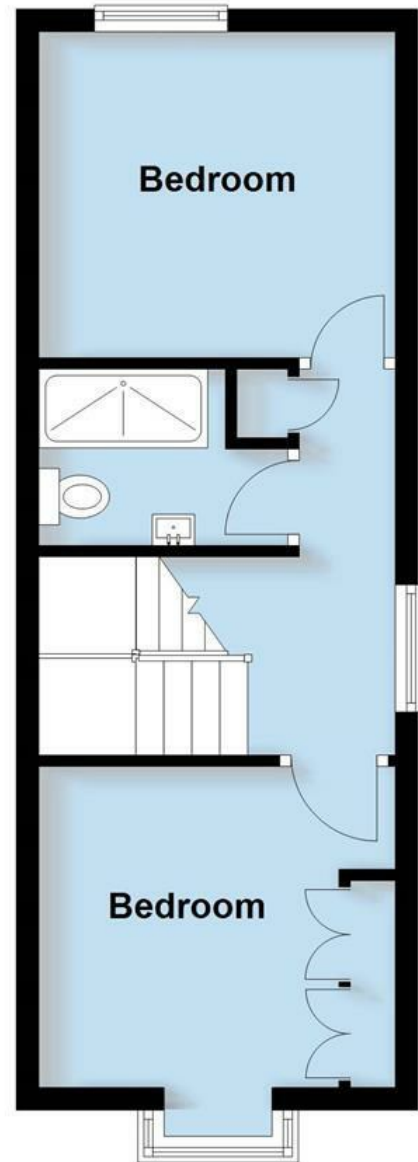
## Ground Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



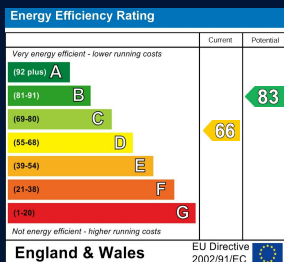
## First Floor

Approx. 29.8 sq. metres (320.9 sq. feet)



Total area: approx. 70.8 sq. metres (762.2 sq. feet)

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



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