

**ehB**  
RESIDENTIAL

Your Property - Our Business



7, Vermont Grove, Sydenham, Leamington Spa

Price Guide  
£300,000



A particularly well maintained, spacious, modern semi-detached bungalow providing gas centrally heated three bedroomed accommodation, in well regarded East Leamington Spa location. NO ONWARD CHAIN

#### Vermont Grove

Is located just off Gainsborough Drive, is a popular and established cul-de-sac location, sited on the periphery of Sydenham close to pleasant open countryside, and with a good range of local facilities and amenities available including shops, schools and a variety of recreational facilities, and the town centre being approximately two miles distant.

ehB Residential are pleased to offer 7 Vermont Grove, which is an opportunity to acquire a well maintained AC Lloyd built, semi-detached bungalow providing gas centrally heated and sealed unit double glazed three bedroomed accommodation, which features a well fitted kitchen with appliances, generous lounge/dining room,

and garage with ample additional car parking. The property is offered to an excellent standard of presentation throughout, viewing recommended.

In detail the accommodation comprises:-

#### Entrance Hall

With timber panelled entrance door with coloured, leaded glazed panel, radiator, downlighters.

#### Lounge/Dining Room

23'4" x 12'2" (7.11m x 3.71m)

With Adams style fireplace, tiled insert and hearth, electric log effect fire, two radiators, patio doors to rear garden.

#### Fitted Kitchen

11'4" x 7'9" (3.45m x 2.36m)

With a range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, high level cupboards, built-in double

oven, microwave, four ring hob unit with extractor hood over, dishwasher, washing machine, and fridge freezer. Inset single drainer colour matched one and a half bowl sink unit, plantation blinds, downlighters.

#### Bedroom One

11'5" x 7'7" plus w/robes (3.48m x 2.31m plus w/robes)

With two double built-in wardrobes, hanging rails, shelves, mirrored doors, bay window with plantation blind, radiator.

#### Bedroom Two

16' x 10'6" (4.88m x 3.20m)

With range of built-in bedroom furniture including three single wardrobes, with bed alcove and bedside units, cupboards over, radiator, downlighters.

#### Bedroom Three

9' x 7'6" (2.74m x 2.29m)

With radiator, access to roof space.



#### Bathroom/WC

10'4" x 5'6" (3.15m x 1.68m)

Being fully tiled, with white suite comprising panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC, quadrant tiled shower cubicle, integrated shower unit, boiler cupboard containing combination gas fired central heating boiler and programmer, downlighters.

#### Outside (Front)

The property occupies a pleasant position toward the head of this established cul-de-sac with lawned front garden, concrete drive providing good sized car parking facility and leading to the...

#### Adjoining Garage

17'2" x 8' (5.23m x 2.44m)

With up-and-over door, electric, light, power point, personal door.

#### Access to Rear Hall

With store off.

#### Outside (Rear)

To the rear of the property is an enclosed, private, landscaped garden principally paved with raised flower beds and ornamental pool.

#### Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

#### 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

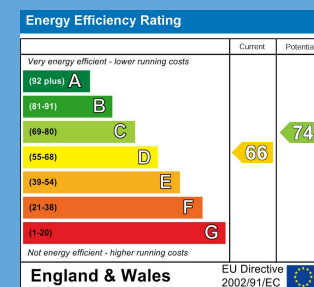
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