



## 6, Newbury Close, Leamington Spa, CV31 1SN

An excellent opportunity to acquire a well proportioned end townhouse, providing gas centrally heated three bedrooomed accommodation with garage and parking, in pleasant cul-de-sac location. Requiring modernisation and improvement.

Price Guide  
£250,000



## 6, Newbury Close, Leamington Spa, CV31 1SN

### Newbury Close, Sydenham

Is located just off Gainsborough Drive, is a popular and established cul-de-sac location. Ideally sighted within walking distance of a good range of local facilities and amenities available within Sydenham, including schools, shops and a variety of recreational facilities. Also within easy reach of the town centre approximately a mile distant.

ehB Residential are pleased to offer 6 Newbury Close, Sydenham, which is an opportunity to acquire a 1970's built AC Lloyd end townhouse, providing spacious three bedroomed accommodation, gas centrally heated accommodation, which occupies a particularly pleasant position at the head of the cul-de-sac next to an open green. The property has a number of notable features including ground floor Cloakroom/WC, integral garage (suitable for conversion to accommodation - subject to the usual consents), three generous bedrooms. Having scope for modernisation and improvement, appealing to both first time buyers and developers. Inspection is highly recommended.

In detail the accommodation comprises:-

### Entrance Hall

With staircase off, ranch style balustrade, radiator, deep understairs cupboard, upvc framed sealed unit double glazed entrance door.

### Fitted Kitchen

11'6" x 6'6" (3.51m x 1.98m)

With a range of base cupboards and drawer unit, rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer stainless steel sink unit, being tiled with double oven and cooker with pull out extractor hood over, radiator.

### Lounge/Dining Room

18'6" x 10' (5.64m x 3.05m)

With gas log effect fire, inset to brick fireplace, with radiator, patio doors overlooking rear garden.

### Rear Hall

With glazed panelled upvc framed sealed unit double glazed rear door.

### Separate Cloakroom/WC

With low flush WC, access to garage.

### Stairs and Landing

With ranch style balustrade, access to roof space, boiler cupboard containing combination gas fired central heating boiler and programmer.

### Bedroom

11'9" x 6'6" (3.58m x 1.98m)

With built-in wardrobe, radiator.

### Bedroom

15' x 8'6" (4.57m x 2.59m)

With radiator.

### Bedroom

10'3" x 11'10" (3.12m x 3.61m)

With radiator.



#### Tiled Shower Room/WC

7'6" x 5'7" (2.29m x 1.70m)

With oversized shower cubicle, integrated shower unit, pedestal wash hand basin, low flush WC, chrome heated towel rail.

#### Outside (Front)

The property occupies a pleasant position at the head of the cul-de-sac, with drive providing off road car parking, leading to the...

#### Integral Garage

16'6" x 8'3" (5.03m x 2.51m)

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

#### Outside (Rear)

The rear garden is principally paved, bounded by close boarded fencing with pedestrian access, and two timber garden sheds.

#### 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

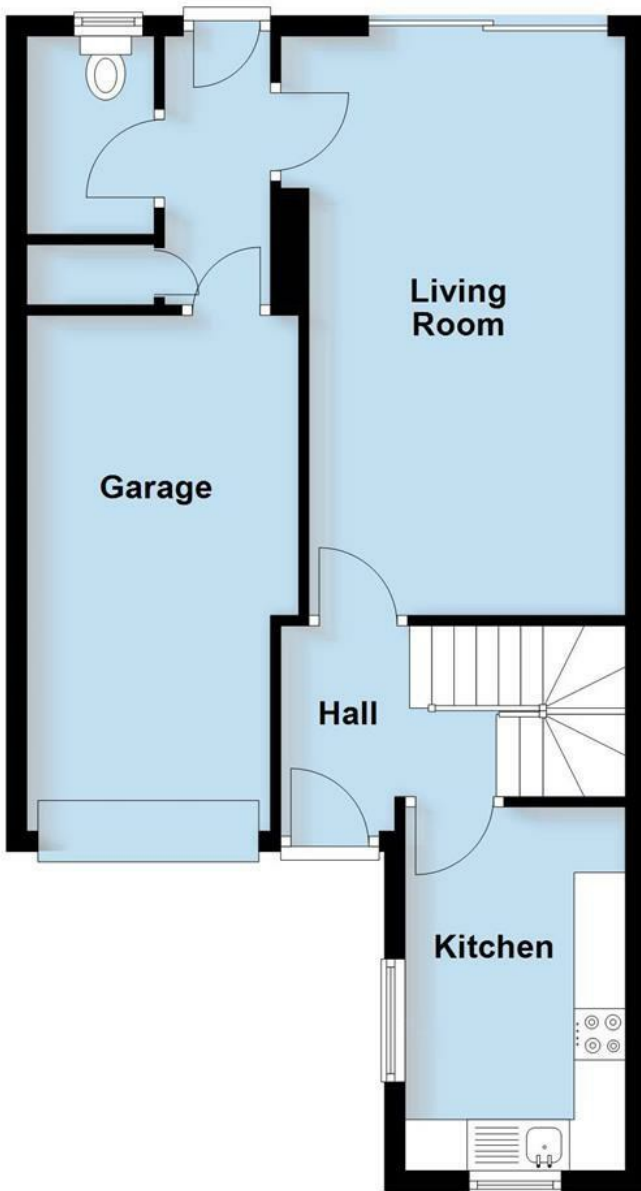
Council Tax Band C.

#### Location

CV31 1SN

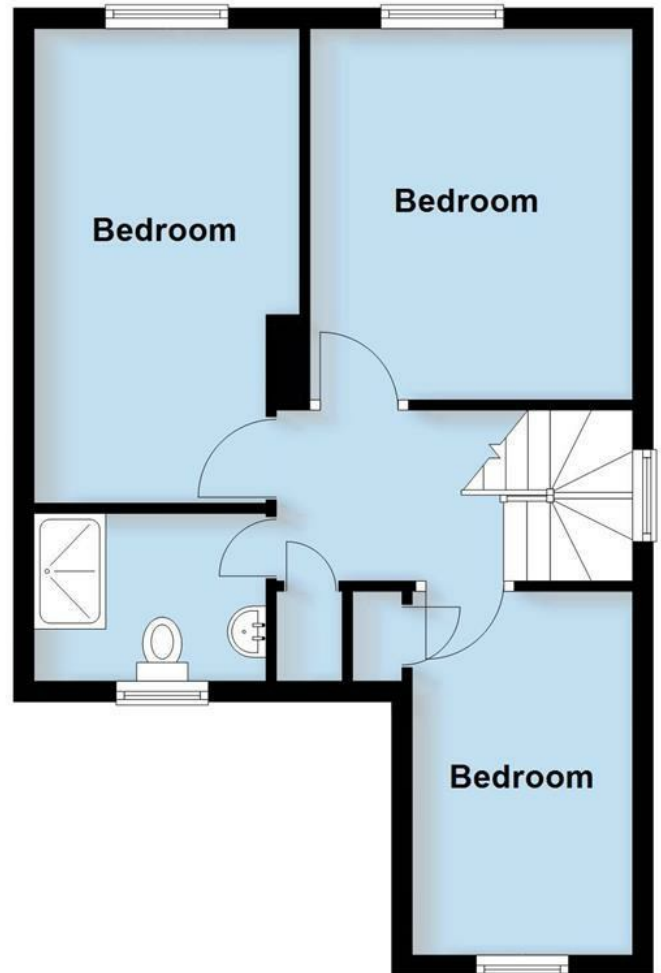
## Ground Floor

Approx. 52.5 sq. metres (565.5 sq. feet)



## First Floor

Approx. 43.0 sq. metres (463.1 sq. feet)



Total area: approx. 95.6 sq. metres (1028.6 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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