

Your Property - Our Business

**ehB**  
RESIDENTIAL



## 31, Marlborough Drive, Sydenham, CV31 1GD

An opportunity to acquire an AC Lloyd built mid-terrace townhouse, providing gas centrally heated two bedroomed accommodation, requiring some cosmetic improvement in well regarded East Leamington Spa location.

**Offers Over  
£200,000**



## **31, Marlborough Drive, Sydenham, CV31 1GD**

ehB Residential are pleased to offer 31 Marlborough Drive which is an opportunity to acquire a mid-terrace townhouse, providing gas centrally heated two bed roomed accommodation, which includes a fitted kitchen and off-road car parking facility. Whilst generally well maintained the property does provide scope for cosmetic improvement and represents an excellent opportunity.

### **Marlborough Drive**

Is a popular and established East Leamington Spa location, originally constructed in the 1990's by well known builders Messrs AC Lloyd. The location being convenient for access to the town centre approximately two miles distance, with an excellent range of facilities and amenities locally, including shops, schools and a variety of recreational facilities. Since its original construction this particular area in general has proved to be very popular.

In detail the accommodation comprises:-

### **Entrance Hallway**

With staircase off with balustrade, under stair cupboard, upvc sealed unit double glazed entrance door with glazed fanlight, laminate floor, radiator.

### **Lounge**

13'4" x 11' (4.06m x 3.35m)

With laminate floor, radiator, patio doors overlooking rear garden.



### Fitted Kitchen

9'3" x 7' (2.82m x 2.13m)

With a range of base cupboards and drawer units, rolled edge work surfaces, single drainer stainless steel sink unit and mixer tap, high level cupboards, electric cooker point, plumbing for automatic washing machine, radiator, tiled splashbacks, gas fired central heating boiler and programmer, laminate floor.

### Stairs and Landing

Access to roof space.

### Shower Room/WC

6' x 6'6" (1.83m x 1.98m)

With tiled shower cubicle with electric shower unit, vanity unit incorporating pedestal basin, mixer tap, low flush WC, radiator.

### Bedroom

10'3" x 10' (3.12m x 3.05m)

With double built in wardrobe with hanging rail and cupboard, radiator.

### Bedroom

10'3" x 6'6" (3.12m x 1.98m)

With radiator.

### Outside

To the front of the property is principally a paved off-road car parking facility. To the rear the garden is principally paved with inset flower beds, with timber garden shed and pedestrian access.

### 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

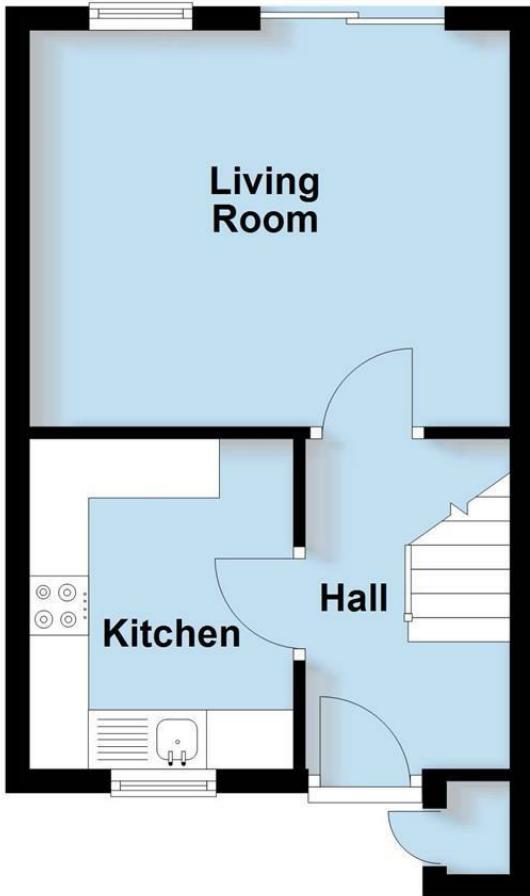
Council Tax BandB.

### Location

31 Marlborough Drive  
Leamington Spa  
CV31 1GD

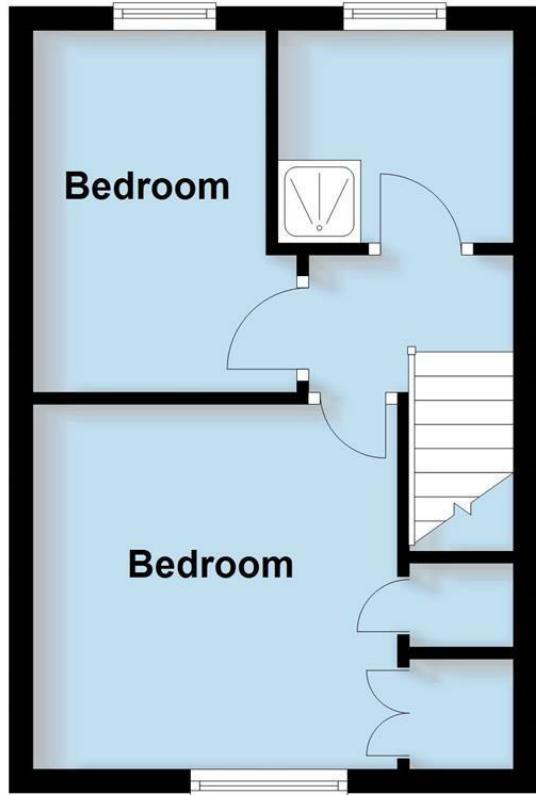
## Ground Floor

Approx. 25.8 sq. metres (277.8 sq. feet)



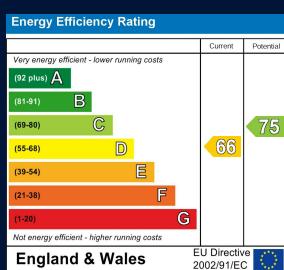
## First Floor

Approx. 25.3 sq. metres (272.6 sq. feet)



Total area: approx. 51.1 sq. metres (550.4 sq. feet)

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



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