



25, Coughton Drive, Leamington Spa, CV31 1GB

A well maintained, AC Lloyd built semi-detached property, providing gas centrally heated, two bedroomed accommodation, on generous corner plot within this well regarded east Leamington Spa cul-de-sac location, ideal for first time buyer.



25 Coughton Drive Leamington Spa CV31 1GB

[Coughton Drive](#)

Located just off Marlborough Drive, this popular and established cul-de-sac location originally constructed in the mid 1990's by high regarded local builders, Messrs AC Lloyd. The location being convenient for a good range of local facilities and amenities, including local shops, schools, and a variety of recreational facilities, including nearby nature reserve. The town centre is also within easy reach, some two miles distant. Since its original construction, this location has consistently proved to be very popular.

ehB Residential are pleased to offer 25 Coughton Drive, a well maintained semi-detached family residence providing well proportioned, gas centrally heated two bedroomed accommodation, on generous corner plot featuring refitted bathroom and off road car parking facility. The property has been well maintained by the present owners, and the agents consider this an outstanding opportunity, which would appeal particularly to first time buyers.

In detail the accommodation comprises:-

[Canopy Porch](#)

[Entrance Hall](#)

With staircase off, with balustrade, radiator, laminate flooring, understairs cupboard, timber panelled entrance door with bottle glass.

[Fitted Kitchen](#)

13' x 7' (3.96m x 2.13m)

With a range of base cupboard and drawer units, complementary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, built-in single drainer stainless steel sink unit with mixer tap, built-in four ring ceramic hob unit with extractor hood over, flanked by high level cupboards, built-in oven, wall mounted Worcester gas fired central heating boiler and programmer, appliance space, plumbing for automatic washing machine, radiator, coving to ceiling and roller blind.



Lounge/Dining Room

13'2" x 12'4" (4.01m x 3.76m)

With twin French doors overlooking rear garden, coving to ceiling, radiator, tiled fireplace and hearth with electric flame effect fire and surround.

Stairs and Landing

With linen cupboard, access to roof space.

Bedroom

13' x 8'7" (3.96m x 2.62m)

With coving to ceiling, overlooking rear garden.

Refitted Bathroom/WC

7'2" x 6'6" (2.18m x 1.98m)

Comprising panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC, tiled splashbacks in shower area and tiled floor, with integrated shower unit and screen, and extractor.

Bedroom

13'2" x 9'10" (4.01m x 3.00m)

With coving to ceiling, radiator.

Outside (Front)

The property occupies a particularly pleasant position at the head of this established cul-de-sac, on generous corner plot with lawned, open plan front garden and tarmac drive providing good sized off-road car parking, with pedestrian access to the...

Outside (Rear)

The rear garden features shaped lawn and patio, bounded by close boarded fencing and adjoining established greenery to the rear.

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.

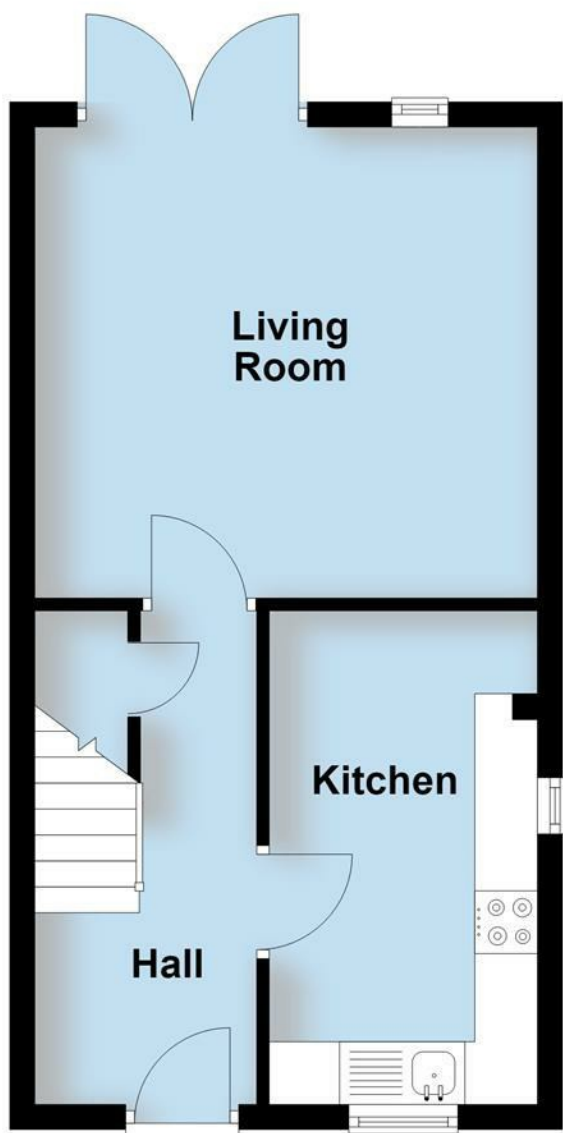
Location

CV31 1GB

///loops.drove.stuff

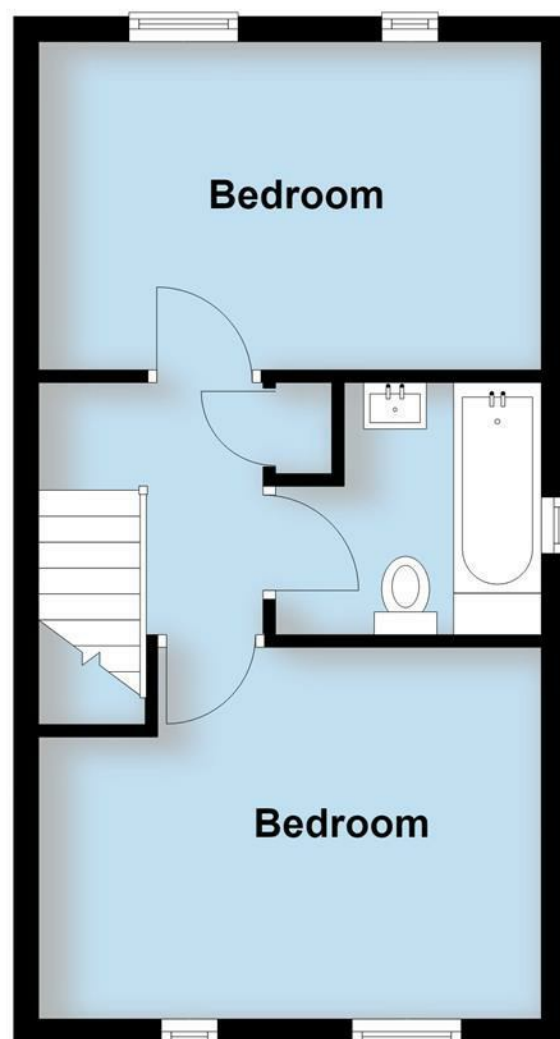
Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



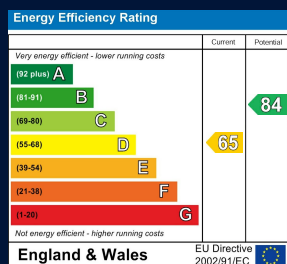
First Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



Total area: approx. 62.6 sq. metres (673.3 sq. feet)

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



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

01926 881144
ehbresidential.com

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

• Residential Estate Agents • Lettings and Property Managers • Land and New Homes Agents

ehB
RESIDENTIAL

IMPORTANT NOTICE ehB Residential for themselves and for the Vendors of this property, whose agents they are, give notice that:- 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of ehB Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of ehB Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Measurement and other information. All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the properties. 5. The agents will require identity documentation and evidence of address before entering into any transaction under money laundering regulations 2007.