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5, Marbled Close, Leamington Spa



A well proportioned, two double bedroom, two bathroom semi-detached AC Lloyd property. Situated in this popular location.

Briefly Comprising:

Canopy porch, entrance vestibule hallway, living room with double doors to dining/kitchen, in turn with French doors to garden. Ground floor WC. First floor landing, master bedroom with built-in wardrobes and en-suite shower room, further double bedroom with en-suite bathroom. Upvc double glazing. Gas radiator heating. Front garden and patioed and lawned rear garden and tandem driveway. NO CHAIN. In very well maintained condition.

Marbled Close

Occupies this edge of development location in a cul-de-sac, adjacent to a nature reserve, within this popular part of Leamington. The property benefits from having two similar sized double bedrooms, both with en-suite facilities. Good sized living room and a dining/kitchen with doors directly out onto the garden.

The garden is a noteworthy feature of the property with a patio area immediately to the rear for entertaining and sitting, with the remainder of the garden principally laid to lawn.

The Property

Is approached via a tarmac driveway with path leading to...

Canopy Entrance Porch

With composite, partially double glazed entrance door, giving access to...

Entrance Vestibule Hallway

With staircase rising to first floor landing, radiator, door to living room, wood effect flooring.

Living Room

9'8" x 17'6" (2.95m x 5.33m)

With upvc double glazed window to front elevation, two radiators, door to understairs store cupboard, double multi paned glazed doors to dining/kitchen, continuation of wood effect flooring.

Dining/Kitchen

13'2" x 10'4" (4.01m x 3.15m)

Being open plan and yet forming two distinctive areas.

Kitchen Area

With white fronted wall and base units with black granite look working surface

over, with matching upstands, inset stainless steel sink drainer unit, four point stainless steel gas hob with oven below and filter hood over, concealed Electrolux fridge freezer and dishwasher, concealed Beko washer/dryer. Upvc double glazed window, downlighter points to ceiling.

Dining Area

With upvc double glazed French doors to garden, radiator, continuation of wood effect flooring.

Ground Floor WC

Fitted with a white low level WC, wash hand basin, radiator, extractor, continuation of wood effect flooring.

First Floor Landing

With upvc double glazed window to side elevation, hatch with pull down ladder giving access to partly boarded loft area.

Bedroom One (Front)

9'6" x 11'9" to front of fitted w'robes (2.90m x 3.58m to front of fitted w'robes) With upvc double glazed window to front elevation, radiator.



En-Suite Bathroom

With low level WC, corner wash hand basin with mixer tap, corner shower cubicle with fixed rainwater style shower head, and additional hand held shower attachment, splashback tiling, chrome radiator towel rail, downlighter points, extractor.

Bedroom Two (Rear)

13'2" x 10' reducing to 7'10" (4.01m x 3.05m reducing to 2.39m)

With upvc double glazed window to rear elevation, radiator, airing cupboard with Potterton boiler and slatted shelving.

En-Suite Bathroom

Fitted with a low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, splashback tiling, downlighter points to ceiling, extractor, chrome radiator towel rail.

Outside (Front)

There is a tandem tarmac driveway to the side of the property. Path to the entrance door. Garden is laid to low maintenance covering. Gated access to the rear garden.

Outside (Rear)

Across the rear of the property is a patio terrace area for entertaining and sitting. The remainder of the garden is principally laid to lawn and surrounded in the main by fencing and brick walling. Small timber shed, outside tap.

Mobile Phone Coverage

Good outdoor, variable in-house 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 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

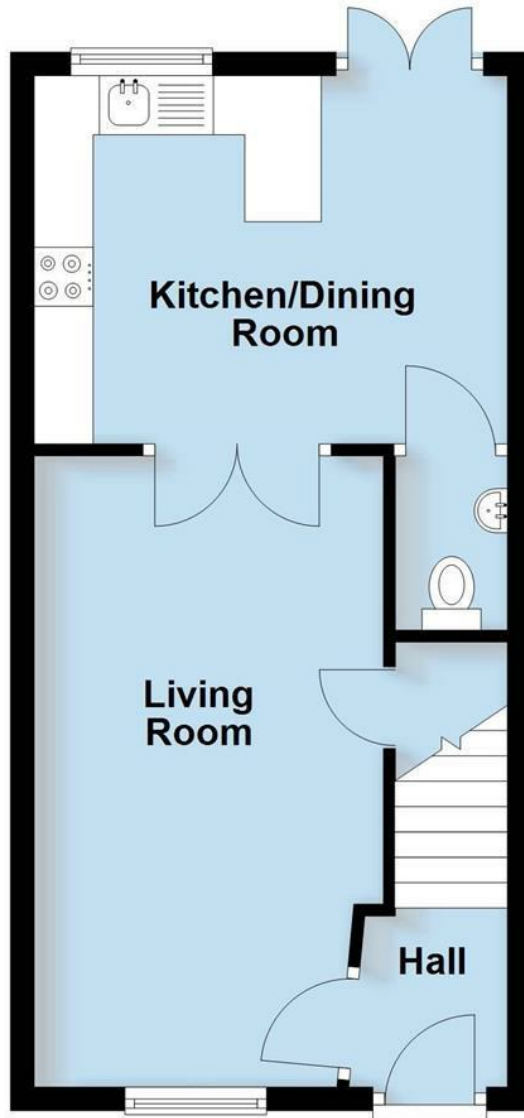
Council Tax Band C.

Location

CV31 1AY

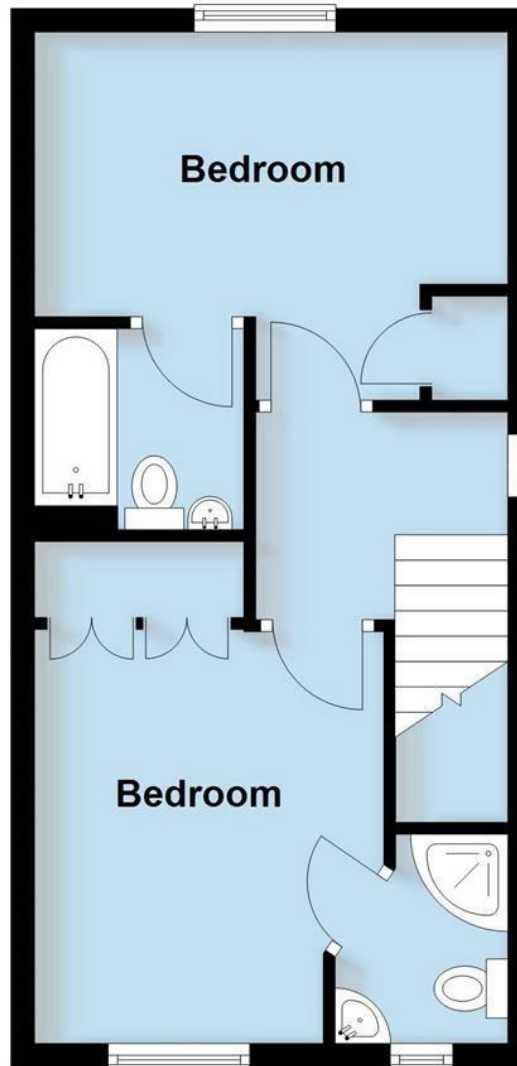
Ground Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 68.7 sq. metres (739.8 sq. feet)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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