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Guide Price £235,000

50 Marlborough Drive

Sydenham, Leamington Spa CV31 1GW

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ACCOMMODATION

A well-presented and thoughtfully arranged two-bedroom home, offering bright and modern accommodation throughout, ideal for first-time buyers or those looking to downsize. The property is situated on the outskirts of Leamington Spa, in the popular residential area of Sydenham, offering convenient access to the town centre and a range of transport links.

The property is entered via a welcoming entrance hall, providing access to the main living areas. To the front, the kitchen is fitted with a range of contemporary white wall and base units, complemented by work surfaces and tiled splashbacks. There is an integrated oven with hob and extractor over, alongside space for additional appliances, all finished in a clean and modern style with plenty of storage and preparation space.

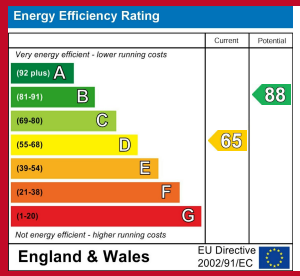
To the rear, the living room is a spacious and comfortable area, finished in neutral tones and benefiting from excellent natural light. Sliding doors open into a conservatory, creating a seamless flow between the spaces. The conservatory provides a versatile additional reception area, currently used for dining, with views over and direct access to the rear garden.

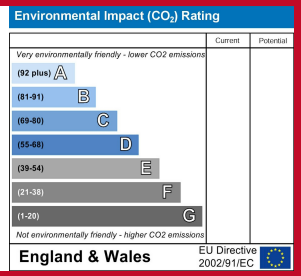
Upstairs, the property offers two well-proportioned bedrooms. The main bedroom is a generous double room with ample space for freestanding furniture, while the second bedroom is ideal as a guest room, nursery or home office. A family bathroom serves both rooms and is fitted with a bath with shower over, wash hand basin and WC. A useful storage cupboard is also located off the landing.

Externally, the property benefits from a driveway providing off-road parking, alongside a front garden with a pathway leading to the entrance. To the rear, the garden is low maintenance and well enclosed, featuring a combination of patio and artificial lawn, providing an ideal space for outdoor seating and entertaining.

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain





01926 422251
22-23 Denby Buildings, Regent Grove,
Leamington Spa, Warwickshire, CV32 4NY
Email: amy.cunningham@belvoir.co.uk
www.belvoir.co.uk

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.