



Marlborough Drive | | Sydenham | CV31 1GD

Offers over £290,000



**KINGSWAY**  
— ESTATE AGENTS —

## Key features

- Low-Maintenance Landscaped Rear Garden
- Extended Kitchen and Additional Reception Room
- Downstairs WC
- EPC Rating: C

## Description

**\*\*Unexpectedly Back On The Market\*\***

Kingsway Estate Agents are pleased to bring to the market this beautifully extended and spacious two-bedroom semi-detached property, ideally located in the sought-after Sydenham area.

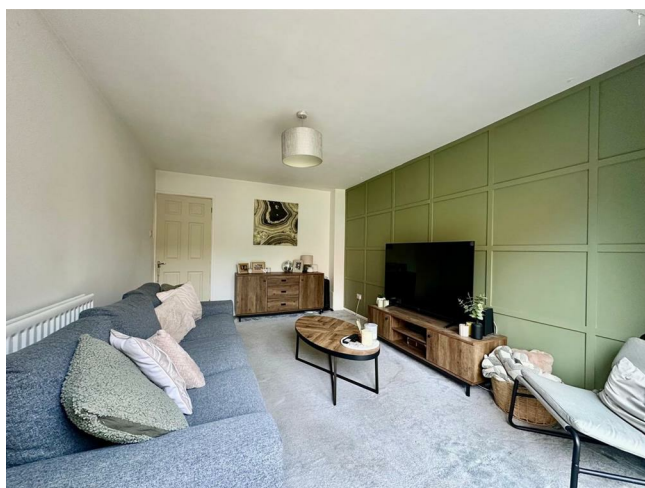
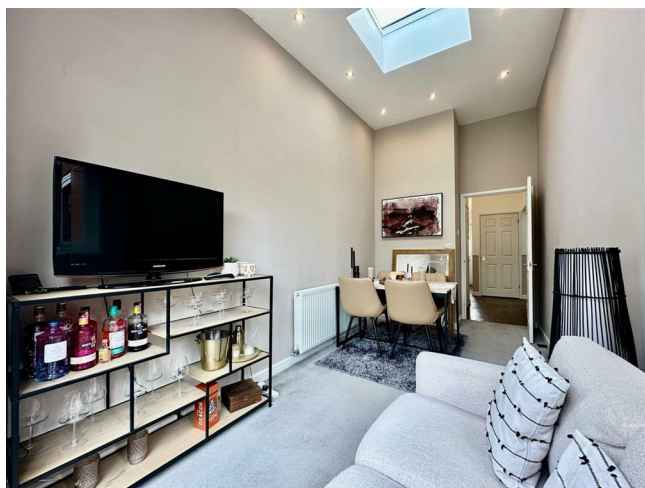
The property has been thoughtfully improved to include a modern extended kitchen, an additional reception room, and a convenient downstairs cloakroom.

The accommodation briefly comprises: welcoming entrance hallway, extended kitchen, bright living room with access to the rear, versatile family/dining room with doors opening onto the rear garden, and a downstairs cloakroom. On the first floor are two generously sized double bedrooms and a contemporary shower room.

Outside, the property enjoys a private, low-maintenance landscaped garden to the rear, along with a driveway providing off-road parking for two vehicles.

Situated within easy reach of Leamington Spa Town Centre, residents can take advantage of a wide range of amenities including excellent shopping, popular restaurants and bars, medical facilities, and both primary and secondary schools.

EPC Rating: C



Kitchen

14'3" x 6'9"

Living Room

14'11" x 10'4"

Dining Room

13'0" x 7'3"

Bedroom One

10'4" x 9'6"

Bedroom Two

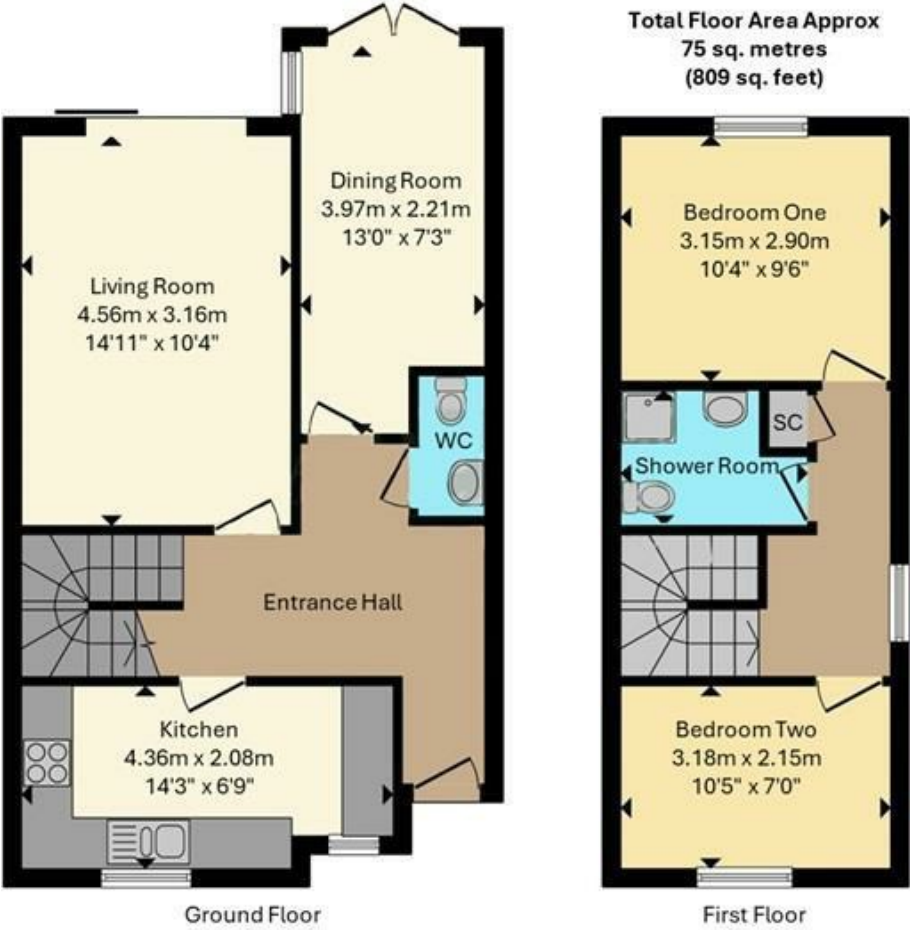
10'5" x 7'0"



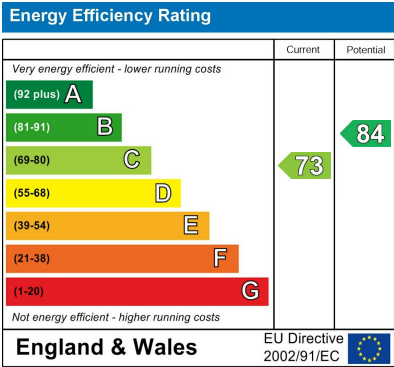




Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



01926 760024  
info@kingswayestateagents.co.uk  
kingswayestateagents.co.uk