



Marlborough Drive | Sydenham | CV31 1XY

Guide price £265,000



**KINGSWAY**  
ESTATE AGENTS

## Key features

- Newly Fitted Kitchen
- Two Double Bedrooms
- Separate Office Room Complete With Power, Heating & Water Supply
- EPC Rating: D

## Description

Kingsway Estate Agents are delighted to present this two-bedroom semi-detached home, situated in the highly sought-after area of Leamington Spa.

Upon entering the property, you are welcomed by a spacious entrance hall which provides access to the main living areas. The bright and airy lounge features French patio doors opening onto rear garden, allowing plenty of natural light to fill the space. The garden also benefits from a versatile office room complete with power, heating, and a water connection — ideal for home working or additional recreational use.

The property further boasts a newly fitted and well appointed modern kitchen

Upstairs, there are two generous double bedrooms, with the primary bedroom benefiting from built-in wardrobes. A fitted contemporary family bathroom completes the first floor, featuring a sleek walk-in shower.

Externally, the home offers off-road parking for two vehicles.

Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

EPC Rating: D



Living Room

14'10" x 10'4"

Kitchen

10'3" x 9'3"

Home Office

7'4" x 13'4"

Bedroom One

9'6" x 10'3"

Bedroom Two

10'3" x 9'7"







# Floor plans

Total Floor Area Approx: 70.8 sq. metres (762.2 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>83</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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