



Charlecote Gardens, Sydenham
CV31 1GE

Offers in excess of **£275,000**



Are you looking for a property within easy reach of Leamington Spa town centre yet be away from the hustle and bustle? Do you want to purchase a property without paying for someone else's taste of décor and buy a home that you can add your personality to and that has potential to extend (STPP) as the family grows? Then look no further, this could be the property for you!

This three-bedroom semi-detached home located at the top of a cul-de-sac being within close proximity to primary and secondary schools, supermarket, petrol station and doctors surgery. The property itself is perfectly liveable, however does require modernisation which could be done a room at a time if needed. This would make the perfect first-time purchase or family home. For those that commute Leamington Spa train station is 1.8 miles, M40 Junction 14 & 15 approx. 6.5 miles and Fosse Way 3.3 miles away. The property is also on a regular local bus route.

Approached via the driveway leading up to a canopy porch with front entrance door that opens into the hallway, with stairs rising straight ahead and a door off to the right into the spacious living room.



The living room is one of those rooms that immediately helps you to relax, with plenty of space for a few sofas and features a gas feature fire offering the perfect space to kick back at the end of a long day with family and friends. There is also a bay window to the front allowing lots of light to flood in. A door carries you through to the Kitchen dining room.



The kitchen dining room spans across the full width of the property and offers a social layout for those that love to entertain. The kitchen is fitted with shaker style units with complementary worksurfaces over with inset gas hob with oven beneath. There is space for appliances and an understairs cupboard/pantry. There is ample space for a dining table and as open plan, the chef of the house can join in conversation with dining guests or family whilst cooking up a storm. There is a side door accessing the side of the property and patio door opening out into a large conservatory.

The conservatory also spans the width of the property and provides valuable additional living space. There are large French doors that when open link internal and external spaces perfectly. The roof is Perspex material. This is a lovely bright area that you can enjoy offering views down the garden.

Heading upstairs there are three bedrooms; a double bedroom, small double bedroom and a single bedroom with the master situated at the front. The bathroom is fitted with a white three-piece suite with an electric shower over the bath, there is a built-in airing cupboard housing the hot water cylinder.



Outside to the front the property there is a lawned fore garden and a driveway. There are cast iron gates that close off the side of the property and a further gate that gives access to the rear garden. This is where the extension potential is and you could really enlarge the footprint of both downstairs and upstairs as there is space enough to extend to the side and the rear (STPP). The rear garden is mainly laid to lawn with borders, for green fingered souls this garden offers a blank canvas to redesign. There is plenty of room for a to entertain family and friends with a summer's day BBQ.



Property is being offered for sale with no onward chain. Come and view this property to fully appreciate the amount of accommodation and the potential it has to offer.

All mains services connected.

Council Tax band: C

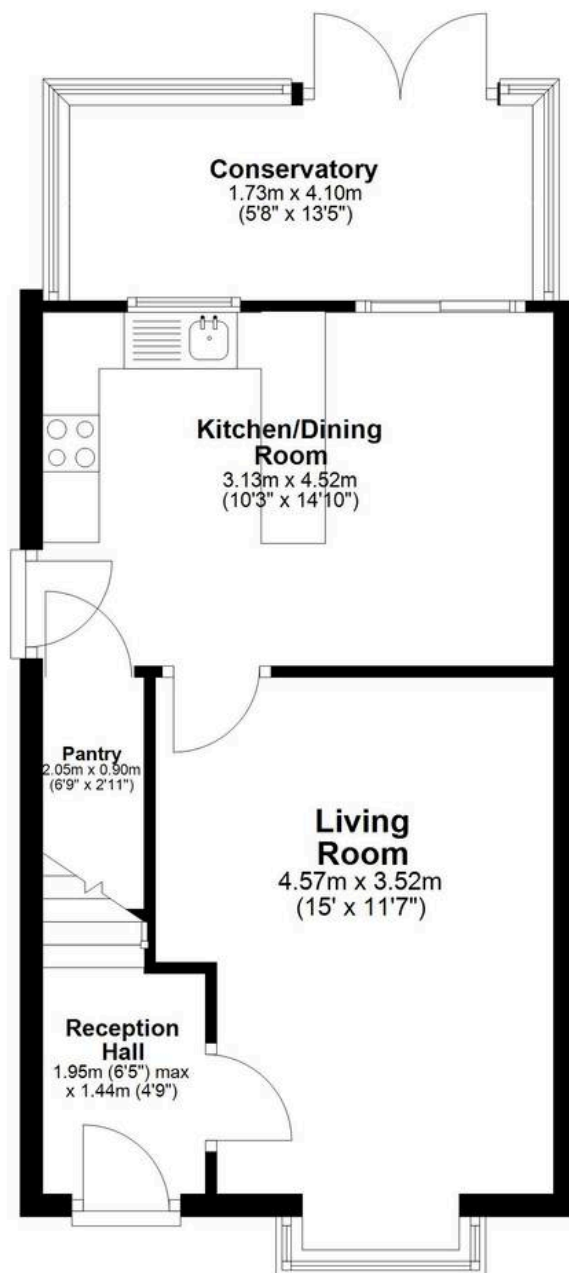
Tenure: Freehold

EPC Rating: D

- Semi-detached Home
- Three Bedrooms
- Living Room
- Kitchen Dining Room
- Large Conservatory
- Potential to Extend to Rear & Side (STPP)
- Driveway, Front & Rear Gardens
- Cul-de-sac Location
- Close to Primary & Secondary School, Supermarket & Doctors
- No Chain

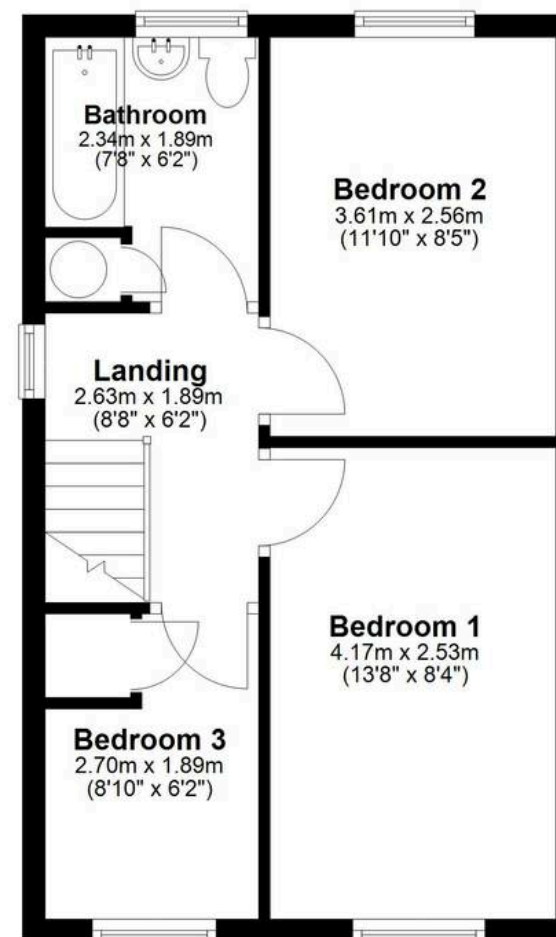
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.2 sq. feet)





Natalie Christopher Estate Agents

The Hamlet, Leek Wootton, Warwick - CV35 7QW

01926 967244 • hello@nataliechristopher.co.uk • nataliechristopher.co.uk

