



15 Charlecote Gardens
Leamington Spa **CV31 1GE**
Offers Over £295,000

15 Charlecote Gardens

Sydenham

POTENTIAL TO EXTEND TO THE SIDE & REAR (STPP) Bringing to the market a three bedroom semi-detached family home, located in an increasingly popular south Royal Leamington Spa location. In brief, the property comprises of entrance hallway, kitchen / diner and a lounge. To the first floor there are three bedrooms and a family bathroom.

Located just outside of Leamington Spa town centre, close to local amenities and schools, this property offers versatile family living with a driveway, rear garden and front garden.

Call us today for more information or to book in an internal viewing.

LOCATION

Charlecote Gardens is a well-established residential address within the popular Leamington Spa borough of Sydenham, offering an excellent balance of convenience, green space and everyday amenities. The property is ideally positioned for access to the town centre (1.1 miles), providing a wide range of shops, cafés, restaurants and leisure facilities. For day-to-day needs, ASDA supermarket is within close proximity (650 metres), while Leamington Retail Park (approximately 2.1 miles) offers a variety of national retailers, food outlets and ample parking. A local doctors' surgery is also conveniently nearby. Outdoor recreation is particularly well catered for, with expansive open spaces and walking routes of Newbold Comyn just 1.2 miles away.

The area is well served by a selection of respected state schools, including Sydenham Primary School and Campion School, both within easy reach. In addition, a number of well-regarded independent schools are accessible across Leamington Spa and neighbouring Warwick. Transport links are excellent, with Leamington Spa railway station approximately 1.9 miles away, providing direct services to London Marylebone and Birmingham. Road links are equally convenient, with swift access to the M40, making Charlecote Gardens a practical and appealing location for a wide range of buyers.

ENTRANCE HALL

Having stairs rising to the first floor, a gas central heating radiator and a door leading through to the lounge area.

LOUNGE

5.14m x 3.53m (16'10" x 11'6")

Having an electric fireplace, laminate flooring, a gas central heating radiator, television point, space for lounge furniture and a double glazed bay window to front elevation.

KITCHEN / DINER

4.52m x 3.15m (14'9" x 10'4")

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splashback areas, incorporating a stainless steel sink and drainer unit. Integrated appliances include an electric oven and a gas hob with cooker hood over, whilst providing space for a washing machine, a dishwasher and a fridge/freezer. Also benefiting from a wall mounted gas central heating boiler and comprising a built-in understairs cupboard, a radiator, a double glazed window to rear elevation and French doors leading to the rear garden.

FIRST FLOOR LANDING

Doors leading to adjacent rooms, having loft access and a double glazed window to the side elevation.

BEDROOM ONE

4.14m x 2.51m (13'6" x 8'2")

A great sized double bedroom with a gas central heating radiator, double glazed window to front elevation and space for bedroom furniture.

Features

Driveway, Front & Rear Gardens

No Onward Chain

Close to Primary & Secondary School, Supermarket & Doctors

Potential to Extend to Rear & Side (STPP)

Kitchen Dining Room

Three Bedrooms

Cul-de-sac Location

Gas Central Heating & UPVC Double Glazing

BEDROOM TWO

2.35m x 1.84m (7'8" x 6'0")

Another great sized double bedroom with a gas central heating radiator, double glazed window to rear elevation overlooking the garden and space for bedroom furniture.

BEDROOM THREE

2.35m x 1.84m (7'8" x 6'0")

Having a built-in storage cupboard, a gas central heating radiator, a double glazed window to front elevation and space for bedroom furniture.

FAMILY BATHROOM

Having a four piece suite fitted with a wash hand basin, bath with mixer taps, separate shower cubicle and a low level W/C. Also benefiting from a gas central heating radiator, an extractor fan and a double glazed window to rear elevation.

REAR GARDEN

A beautifully presented rear garden which is mainly laid to lawn and having side access to the front.

FRONT GARDEN AND PARKING

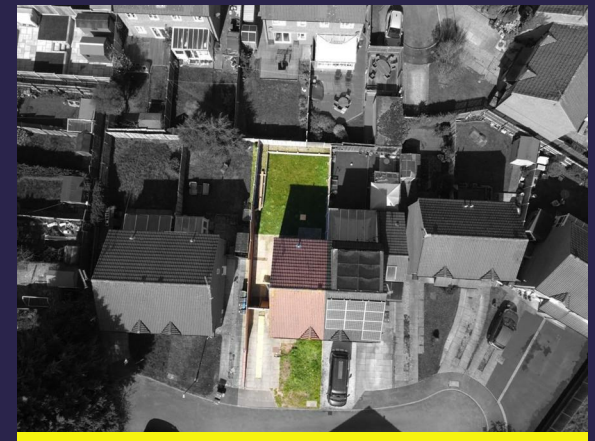
Having off-road parking for two cars and a lawned area.

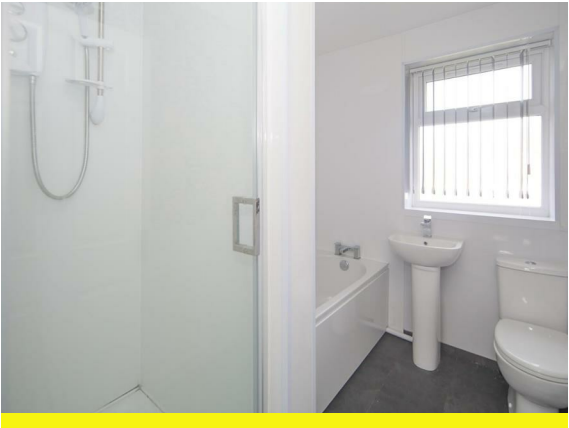
TENURE

This property is FREEHOLD.

DIRECTIONS

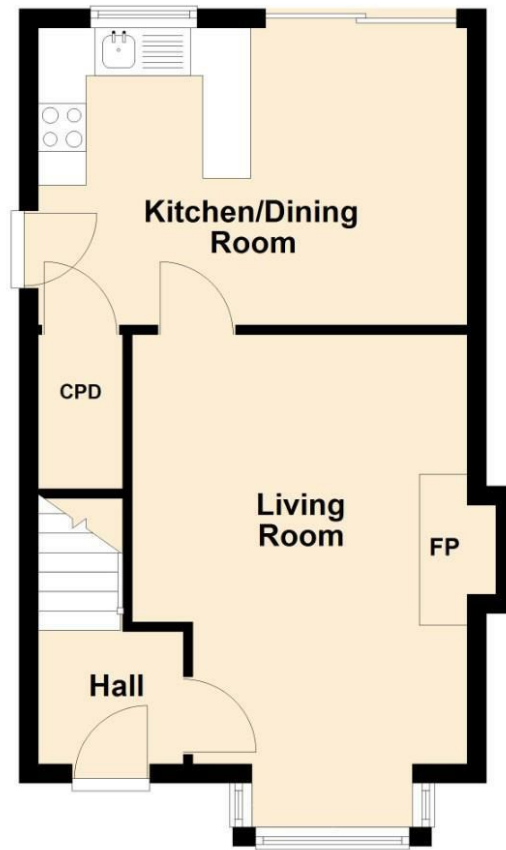
Postcode for sat-nav - CV31 1GE.



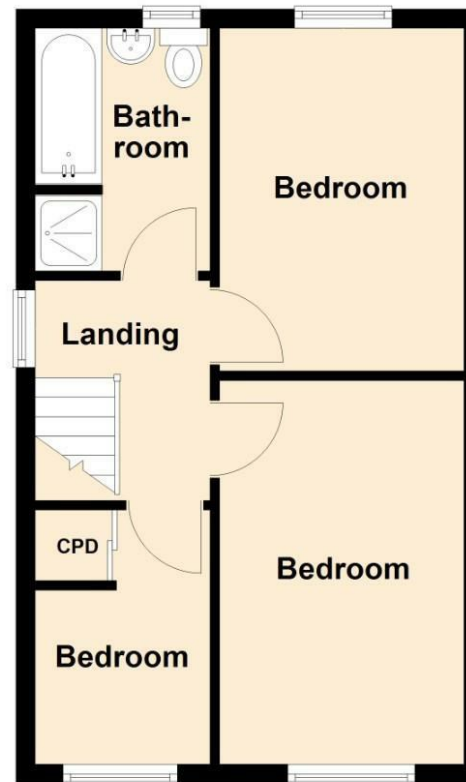


Floorplan

Ground Floor



First Floor



Total area: approx. 70.5 sq. metres (758.8 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

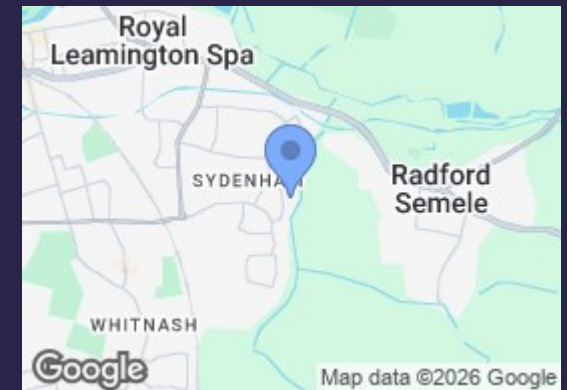
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

86

71

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