



MARGETTS
ESTABLISHED 1806

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250 Cubbington Road, Royal Leamington Spa, CV32 7AX

Guide Price £425,000 Freehold

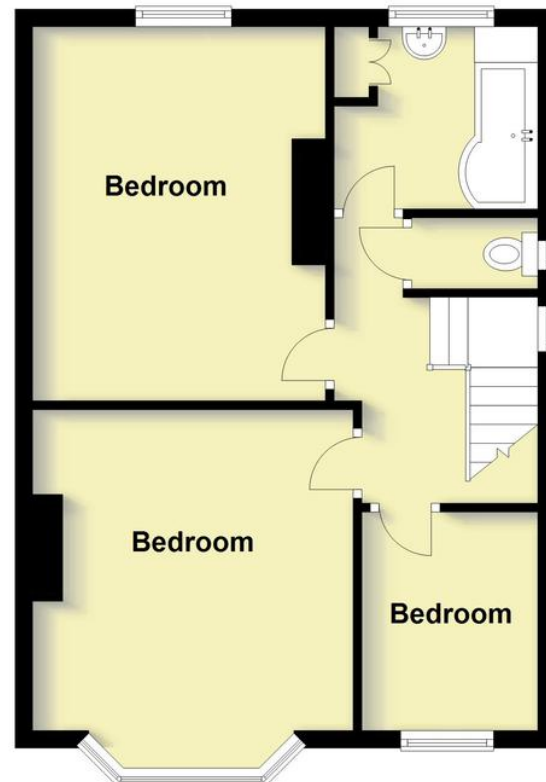
Ground Floor

Approx. 65.8 sq. metres (707.9 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



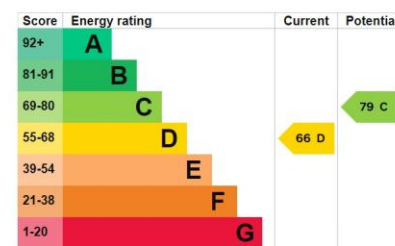
Total area: approx. 112.9 sq. metres (1215.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.



A rare and exciting opportunity to acquire a mature and extended three bedroom, semi-detached family home on the side of the road with large mature rear garden. Two separate reception rooms and extended L-shaped breakfast kitchen. Much interest anticipated.

- Mature semi-detached home • Three good bedrooms • Two separate reception rooms • Extended L-shaped breakfast kitchen • Extended • Double glazing • Large rear garden • Gas central heating • Much interest anticipated •

A rare and exciting opportunity to acquire a mature and extended three bedroom, semi-detached family home on the side of the road with large mature rear garden. Two separate reception rooms and extended L-shaped breakfast kitchen. Much interest anticipated.

Recess porch with front door opens into the

RECEPTION HALL

with radiator and picture rail.

LOUNGE (FRONT)

14' 1" x 12' 0" (4.30m into bay x 3.67m into chimney recess)

with gas fire with hearth and surround and shelving fitted flanking the chimney breast. Double glazed window to the front, radiator and picture rail.



REAR DINING ROOM

14' 5" x 9' 11" (4.41m x 3.03m)

with laminate flooring, sliding double glazed patio doors to the rear garden, picture rail and fitted display cupboard flanking one side of the chimney breast.



EXTENDED L-SHAPED BREAKFAST KITCHEN

9' 1" x 6' 5" (2.78m x 1.96m) and 15'3" x 9'3" (4.67m x 2.84m)

In the kitchen area there is an L-shaped run of roll edge work surfacing incorporating the four ring gas hob and single drainer sink with base unit under, eye level wall cupboards above with cooker hood and under unit lighting. Tall larder cupboard incorporating the electric oven, recess suitable for an American style fridge freezer and further work surfacing with space and plumbing for washing machine under and single door eye-level wall cupboard above. Pedestrian door into the store. Radiator and double glazed windows and French doors to the rear garden.



Staircase from the Entrance Hall proceeds to the First Floor Landing with window to the side and access to the roof space.

BEDROOM ONE (FRONT)

14' 9" x 12' 1" (4.51m into bay x 3.69m max)

with bay window to the front, radiator, tiled fireplace and picture rail.



VALUATIONS & SURVEYS FOR PURCHASERS

As Chartered Surveyors we conduct a range of surveys and Valuation Reports for prospective purchasers, including RICS Homebuyer Reports and Valuation Condition Reports. Please telephone us for an informal discussion and competitive fee quotation which we trust will meet your survey requirements. We are, of course, precluded from undertaking surveys on properties that Margetts Warwick Limited are offering for sale.

NOTICE

These particulars do not constitute or form part of any offer, or contract, and a prospective purchaser must not rely on any statement made herein or made verbally as representative of any fact. Prospective purchasers should make their own inspections and survey and satisfy themselves as to the correctness of all such statements. Neither the agents, the owner, nor any other persons have any authority to make or give any representation or warranty whatsoever in relation to the property. No responsibility is accepted for any error or omission.

BEDROOM TWO (REAR)

14' 1" x 11' 0" (4.30m x 3.36m reducing to 3.0m)
with window affording views across the garden.
Radiator, tiled fireplace and picture rail.



BEDROOM THREE (FRONT)

8' 4" x 6' 7" (2.55m x 2.03m)
with radiator, double glazed window and picture rail.



BATHROOM

has a white suite with P shaped bath with mixer tap and adjustable shower over, wash hand basin and airing cupboard housing the wall mounted Worcester gas fired central heating boiler.



SEPARATE WC

Separate room with low-level WC and single glazed window.

FRONT GARDEN AND PARKING

To the front of the property there is a driveway providing parking set behind a hedgerow and giving access to the front of the property.

USEFUL STORE

8' 10" x 7' 6" (2.70m x 2.31m)
with electric line power and housing the power connection for an electric vehicle.

REAR GARDEN

The mature and extensive rear garden has a large shaped lawn with paved patio and well-stocked perimeter borders stocked with shrubs, plants and trees and timber garden shed.



We believe the property to be freehold and all mains services are connected.
Council Tax Band D.
Local Authority: Warwick District Council.
Viewings are strictly by prior appointment through the agents.