



JULIE PHILPOT  
RESIDENTIAL



## 51 Cross Lane | Cubbington | Leamington Spa | CV32 7LD

£250,000

A well planned mid terraced property with three bedrooms, an open plan kitchen/diner and the added benefit of a utility room. The house is on the market for the first time and is set in this popular location on the edge of Cubbington Village within an easy walk of open countryside and social and shopping amenities. The house is immediately available with 'No Chain' involved and is ideal for a First Time Buyer or those who may be looking to downsize.

- Three Bedrooms
- Bathroom & Separate W.C
- Attractive Gardens
- Lounge and Open Plan Kitchen/Diner





## Property Description

### ENCLOSED PORCH

With tiled floor, built in storage cupboard and door to:

### ENTRANCE HALL

A spacious entrance to the property, with understairs storage and further built in cupboard housing Johnson and Starley gas boiler providing warm air central heating and hot water.

### LOUNGE

13' 8" x 9' 4" (4.17m x 2.84m)

With bay window, central heating thermostat and tv aerial connection.

### KITCHEN/DINER

15' 6" x 9' 9" (4.72m x 2.97m)

Having dining area with space for table and chairs and patio door to rear garden. In the kitchen area will be found an extensive range of cupboard and drawer units with matching wall cupboards, one and a half bowl sink unit, Beko four ring electric hob and Logik electric oven. Space and plumbing for washing machine and under counter fridge, both appliances as fitted are included. Extensive round edged worksurfaces. Door to:

### UTILITY ROOM

6' 5" x 6' 4" (1.96m x 1.93m)

With round edged worksurfaces, range of cupboards and fitted wall units. Door to rear garden.

### FIRST FLOOR LANDING

Having airing cupboard housing hot water cylinder and fitted shelving. Access to roof storage space.

### BEDROOM ONE

12' 5" x 8' 8" (3.78m x 2.64m)

Located to the front of the property with nice views towards open countryside.

### BEDROOM TWO

11' 3" x 6' 4" (3.43m x 1.93m)

With built in wardrobe.

### BEDROOM THREE

9' 4" x 6' 5" (2.84m x 1.96m)

With built in wardrobe and views towards open countryside.

### BATHROOM

Having panelled baht with Gainsborough electric shower and curtain rail over. Pedestal wash basin.

### SEPARATE CLOAKROOM

With w.c.

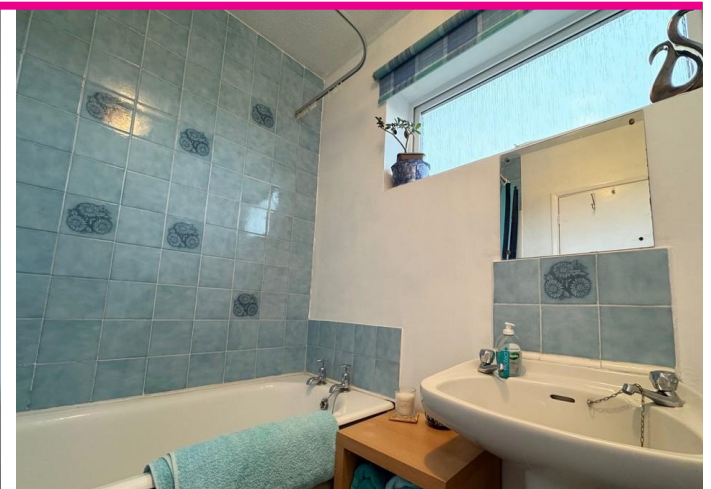
### OUTSIDE

#### FRONT GARDEN

The front garden is very attractive with an area of lawn and shrubbery borders.

#### REAR GARDEN

The rear garden is easily maintained with paved patio and stone chippings with timber fencing forming the boundary.



# Tenure

Freehold

# Council Tax Band

C

# Viewing Arrangements

Strictly by appointment

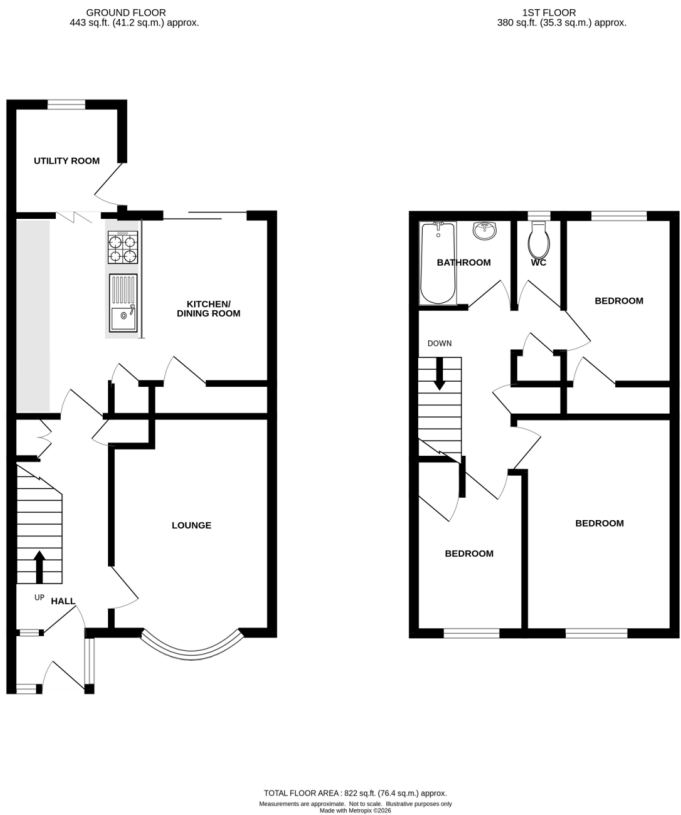
# Contact Details

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## Energy rating and score

This property's 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.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 50