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Cubington Road, Leamington Spa

Price guide
£375,000



A spacious and characterful bay fronted four bedroomed period terrace property providing well proportioned family accommodation.

Briefly Comprising;

Entrance porch, entrance hallway, sitting room with bay open plan to dining room with French door to garden, breakfast room, fitted kitchen, conservatory, cellar, first floor landing, master bedroom with bay window and fitted wardrobes, two further double bedrooms and a single bedroom, family bathroom, partial double glazing, gas radiator heating, cellar, fore garden, closed walled rear garden with double car port with electric door to rear vehicular access. No chain. Viewing highly recommended.

The Property

Is approached via a gated pathway over the fore garden giving access to obscure multi paned glazed entrance door to entrance porch.

Entrance Porch

With leaded stained obscure partially glazed entrance door to entrance hallway.

Entrance Hallway

With feature cornicing, staircase rising to first floor landing, radiator, four-panelled doors to ground floor accommodation, hallway extends through to rear lobby with door to staircase leading down to cellar.

Sitting Room

13'10" into chimney recess x 13' expanding to 15'2" into bay. Double glazed bay window to front elevation, feature cornicing, picture rail, tiled fireplace, radiator, broad square opening to...

Dining Room

11'5" into chimney recess x 12'11" (3.48m into chimney recess x 3.94m) With feature cornicing, picture rail, double radiator and timber framed French door to garden with half windows to side and windows over.

Cloakroom

With white low level WC, wall mounted wash hand basin, timber framed obscure glazed window to side, splash back tiling.

Breakfast Room

11'8" x 11'8" (3.56m x 3.56m) With double glazed window to side elevation, radiator, gas fire to fireplace and cupboard to chimney recess.

Kitchen

11'8" x 9' (3.56m x 2.74m) Fitted with a range of light wood look fronted shaker style base and wall units with contrasting working surface over, one and a half bowl ceramic sink with mixer tap, four point gas stainless hob with stainless and glazed filter hood over and double oven to side, space and plumbing for dishwasher, space for tall fridge/freezer, space for washing machine, double glazed window to side and two further matching windows to conservatory to rear.

Conservatory

11'1" x 10'3" (3.38m x 3.12m) With polycarbonate style angled roof, upvc double glazed windows with double doors to rear and further door to side.

Cellar

Approached via the rear lobby, door to staircase leading down to the cellar with the main chamber measuring approximately 13'11' into



chimney recess x 14'7" into bay, with wall mounted Weissmann boiler and insulated hot water cylinder.

First Floor Landing

Four panelled doors to all first floor accommodation.

Bedroom One (Front)

16'9" to front of fitted wardrobes x 13' plus bay (5.11m to front of fitted wardrobes x 3.96m plus bay) With upvc double glazed bay window to front elevation, further window to side, double radiator, sliding doors to fitted wardrobes with hanging and shelving.

Bedroom Two

11'8" into chimney recess x 13' (3.56m into chimney recess x 3.96m) With double glazed window to rear elevation.

Bedroom Four

8'5" x 8'11" (2.57m x 2.72m) With double glazed window to side elevation, radiator, two doors to shelved storage cupboard.

Bedroom Three (rear)

11'8" x 8'11" (3.56m x 2.72m) With double glazed window to rear elevation and radiator.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin, bath with wall mounted Mira Play shower over, with full height splash back tiling with decorative border tile, obscure upvc double glazed window to side elevation and radiator.

Outside Front

To the front of the property is a fore garden, principally laid to herbaceous planting, set behind a brick wall with hedge to the front.

Outside Rear

The rear garden is principally surrounded by brick walling. A paved pathway extending from the conservatory to the enclosed car port with herbaceous planted borders.

Large Enclosed Car Port

16' inbetween side pillars x 16'8" (4.88m inbetween side pillars x 5.08m) With large roller electric door and personal door to side provides useful covered storage, approached via rear vehicular access from Lime Avenue.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are believed to be connected to the property including gas. NB. We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Cublington Road

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