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Cubington Road, Leamington Spa

Offers in excess of
£650,000



An outstanding opportunity to acquire an impressive 1930's built individually style detached family residence which has been subject to much improvement and substantial extension to provide five bedroomed and three bathroomed accommodation, with a large garden, in a highly regarded north east Leamington Spa location.

Cubbington Road

Is a popular and established residential location situated approximately a mile from the town centre, close to a good range of local facilities and amenities including well regarded local schools, a range of shops and recreational facilities.

The Property

Is a much improved and substantially extended 1930's built detached family residence providing five good sized bedrooms, two featuring an en-suite facility and a refitted family bathroom. The property also includes three reception rooms, a comprehensively fitted breakfast kitchen and utility room and is offered to an excellent standard of presentation throughout. The property is pleasantly sited on the service road with ample off road parking and integral garage and the beautifully landscaped rear garden is particularly noteworthy. The agents consider internal inspection to be essential for its size, level of appointment and standard of presentation to be fully appreciated.

In further detail the accommodation comprises:-

Enclosed Storm Porch

With upvc framed sealed unit double glazed panelled entrance door and side panels with quarry tiled floor, original timber panelled entrance door with coloured leaded light leading to...

Reception Hall

With wood flooring, staircase off, turned balustrade, radiator, under stair cloaks cupboard.

Inner Hall

With Indian sandstone tiled floor, double radiator.

Refitted Cloakroom/WC

With minton style patterned tiled floor, low flush WC with concealed cistern, wash hand basin with mixer tap, half tiled



walls, chrome heated towel rail, extractor fan, down lighters.

Lounge

15'9" x 11'3" (4.80m x 3.43m) With period style fireplace flanked by custom made bookcases with base cupboard units, bay window, radiator, polished wood flooring with connecting doors to...

Dining Room

11'3" x 14'9" (3.43m x 4.50m) With polished wood flooring, radiator, fireplace feature with slate hearth, timber lintel and cast iron wood burner, wall light points, radiator and twin glazed panelled doors leading to...

Conservatory

13'9" x 10'6" (4.19m x 3.20m) Being upvc framed sealed unit double glazed with twin French doors overlooking the rear garden, flanked by radiator, exposed brick wall feature and glazed panelled doors leading to...

Refitted Breakfast Kitchen

10'6" x 14'3" (3.20m x 4.34m) With extensive range of light grey base cupboard and drawer units with complementary granite capped work surfaces and returns with inset single drainer one and a half bowl stainless steel sink unit with mixer tap, Smeg stainless steel six ring range with stainless steel splash back and extractor hood over, extensive range of matching high level cupboards including glazed fronted display units, built in fridge and dishwasher, integrated wine rack, Indian sandstone tiled

floor, radiator, matching island unit incorporating drawers and basket drawers, down lighters.

Utility Room

9' x 6' (2.74m x 1.83m) With appliance space, plumbing for automatic washing machine, vented for tumble dryer, tiled floor, Worcester wall mounted gas fired central heating boiler and programmer, access to the garage.

Stairs and Landing

With balustrade.



Bedroom Two

11'3" x 15'9" into bay window (3.43m x 4.80m into bay window)
With radiator, coving to ceiling and laminate flooring.

Bedroom Three

12'3" x 14'3" (3.73m x 4.34m) With period fireplace, laminate floor, radiator and coving to ceiling.

Bedroom Four

8'3" x 7'9" (2.51m x 2.36m) With radiator.

Master Bedroom

11' x 15'6" max 9'4" min (3.35m x 4.72m max 2.84m min) With two double built in wardrobes, hanging rails and shelves, radiator.

En-Suite Shower Room/WC

Being tiled with tiled floor, walk in shower cubicle with integrated shower unit, shower head and separate shower attachment, low flush WC, vanity unit incorporating wash hand basin with mixer tap, extractor fan, down lighters, chrome heated towel rail.

Refitted Bathroom/WC

9' x 5'9" (2.74m x 1.75m) With tiled floor, half tiled walls and shower area with white suite comprising; panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC, concealed cistern, integrated shower unit, shower screen, chrome heated towel rail, down lighters.

Stairs & Second Floor Landing

Leading to...

Bedroom Five

20'8" x 11' (6.30m x 3.35m) With windows to two aspects including two velux windows with integrated blinds, wood flooring, range of built in shelved cupboards.

En-Suite Shower Room/WC

Being fully tiled with tiled floor, walk in shower cubicle with glazed screen, integrated shower unit with rain head and additional attachment, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, chrome heated towel rail, velux window, extractor fan.

Outside

To the front of the property is a twin sized tarmac and paved off road car parking facility leading to...



Garage

18' x 9'3" (5.49m x 2.82m) With electric roller door, electric light, power point, personal door and lagged water cylinder.

Rear Garden

There is a large (in excess of 100 ft) beautifully landscaped rear garden with extensive Indian sandstone paved patio with steps leading to a shaped lawn flanked by established flower borders, ornamental pool with water feature and ornamental fencing, extensive paved and gravelled area with timber garden shed bounded by close boarded fencing and established trees.

Tenure

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

Services

All mains services are understood to be connected 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 and cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

Proceeding north from our office via Clarendon Place, on reaching the roundabout take the third exit into Lillington Avenue, proceeding for its entirety, turning right at the traffic island into Cubbington Road. Proceed for a distance whereup the property will be found located on the right hand service road.

Cubbington Road

Leamington Spa
CV32 7AJ

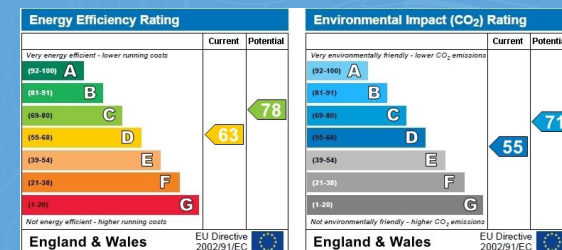
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Total area: approx. 198.9 sq. metres (2140.9 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact



Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL