



HIGH VIEW ROAD

LEAMINGTON SPA, CV32 7JB

£295,000
FREEHOLD

Set at the heart of Cubbington, on a quiet cul-de-sac is this immaculately presented and fully renovated two-bedroom Victorian terraced home. Set over three floors and with a wealth of space on offer, good access to local schools and amenities and a short walk to Leamington town centre, this lovely home has much to offer its next owners.

HIGH VIEW ROAD

- NO CHAIN • 2 Bed Victorian Terrace • 2 Reception Rooms • Enclosed Rear Garden • Under Floor Heating • Recently Refurbished



Set at the heart of Cubbington, on a quiet cul-de-sac is this immaculately presented and fully renovated two-bedroom Victorian terraced home. Set over three floors and with a wealth of space on offer, good access to local schools and amenities and a short walk to Leamington town centre, this lovely home has much to offer its next owners.

As you enter the property, you are welcomed into the bright and airy living room that provides the perfect spot for relaxing of an evening.

Leading off of the living room is the delightfully presented dining room that is ideal for entertaining guests.

The newly fitted kitchen is located towards the rear of the property and is fully fitted with a range of modern wall and base units and is inclusive of Smeg appliances. This includes an integrated electric oven, hob and microwave plus undercounter space for integrated washer and tumble dryer.

The accommodation is also complemented with a downstairs w/c and convenient access through French doors into the private and low maintenance rear garden.

Upstairs comprises of two well-proportioned double bedrooms and a versatile loft room.

The main bedroom is located at the rear of the property and is a great sized double room that is complete with fitted wardrobes and a feature fireplace.

The bathroom is situated off the main bedroom and steps down to a fully tiled modern shower room, comprising of a white

suite that's inclusive of a shower, w/c and pedestal sink.

Bedroom two is located at the front of the property is also a generously sized double room with space for free standing wardrobes and feature fireplace.

The loft room offers a wonderfully versatile space and would make the perfect home office or guest bedroom. This is complete with Velux windows and offers views over the rear garden.

Leading outside, you will find the rear garden which is laid mainly to lawn with a small patio area that provides a great space for alfresco dining or entertaining guests. The garden also offers a right of way to the neighbouring property.

This lovely home also benefits from gas central heating, double glazing and underfloor heating.

With a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Warwick District Council

Council Tax Band: B

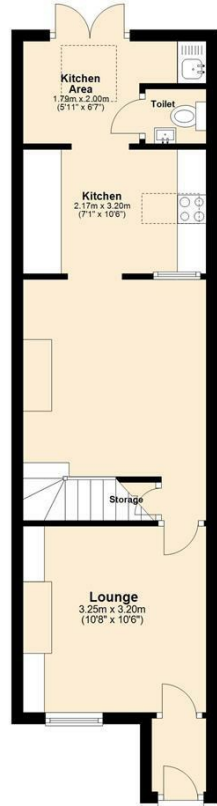
EPC: F



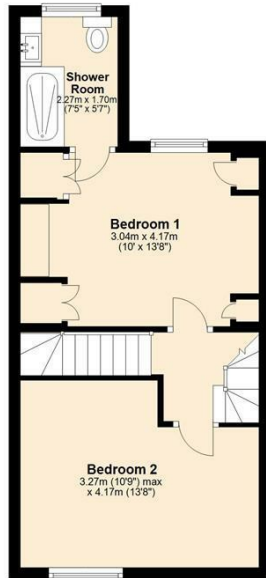
HIGH VIEW ROAD



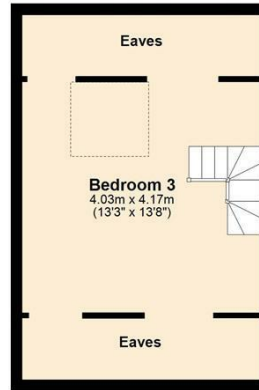
Ground Floor
Approx. 38.9 sq. metres (418.3 sq. feet)



First Floor
Approx. 34.3 sq. metres (368.7 sq. feet)



Second Floor
Approx. 26.5 sq. metres (285.7 sq. feet)



Total area: approx. 99.7 sq. metres (1072.7 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E	33	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk