

BELVOIR!

Offers Over £350,000



48 High View Road

, Leamington Spa CV32 7JB

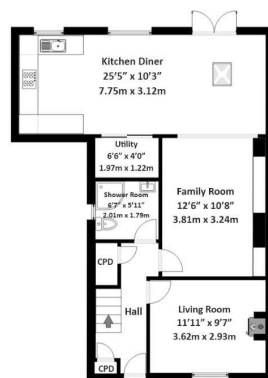
This charming 1920s semi-detached red brick house, located in the sought-after area of Cubbington, Leamington Spa, offers the perfect combination of modern convenience and peaceful living. Situated in a quiet cul-de-sac, the property is within close proximity to excellent schools, transport links, and local amenities, and is just a short distance from the town centre, making it ideal for those seeking both accessibility and a tranquil setting.

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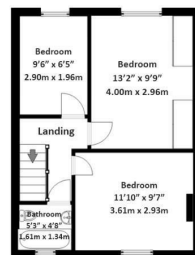


Total Living Area 95.89 square metres / 1,032 square feet

Ground Floor



First Floor



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ACCOMMODATION

Upon entering, a welcoming hallway leads to a staircase and flows into the spacious living room, which features a cosy wood burner and neutral decor, creating a warm and inviting atmosphere. A downstairs shower room with a toilet is conveniently located off the hallway. At the rear of the home is a large family room that connects to an open-plan kitchen diner. The L-shaped layout cleverly separates the family area from the dining and kitchen spaces, providing a sense of openness while still maintaining distinct zones for family living. The kitchen is beautifully designed with sleek grey cabinetry, an oak-finished worktop, and a modern induction range complete with a double electric oven. A large feature window overlooks the garden, while French doors provide seamless access to the outdoor space.

Upstairs, the property boasts three well-proportioned bedrooms, with the master bedroom featuring fitted wardrobes and plenty of natural light. The family bathroom is also located on this floor and offers a modern, functional space for all the family.

The outdoor space is a real highlight, with a large patio area at the back of the house which leads to a second patio area at the rear of the garden. The turfed lawn provides ample space for children to play or for relaxing in the sun. Raised kitchen beds, immediately outside the door, are perfect for growing herbs or vegetables. There is also a covered wood store and a shed for added storage. The front driveway offers parking for one car.

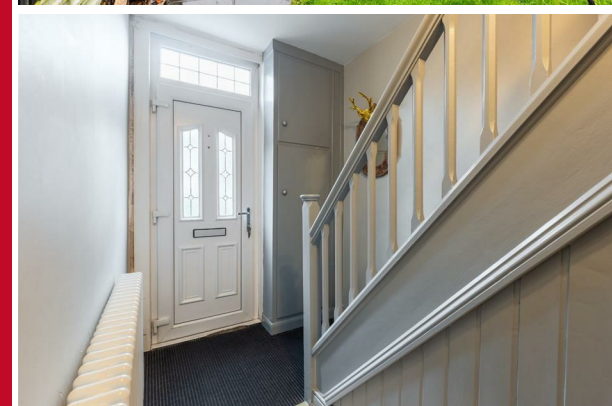
This beautifully presented home, with its contemporary decor and thoughtful design, is perfect for families looking for a spacious, stylish, and well-connected home in a peaceful cul-de-sac.

The property also benefits from having an electric charging point fitted on the wall next to driveway

Fixtures and Fittings - Only those mentioned within these particulars are included in the sale.

Information - Mains water and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Potential		Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.