



Queen Street, Leamington Spa, CV32 7NB

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Property Description

A well presented semi detached property in an elevated position in the heart of the popular village of Cubbington, and being only a short distance from excellent facilities and amenities including local shops, local schools and a variety of recreational facilities. The location is also convenient for access to Leamington town centre, some three miles away, and has consistently proved to be very popular.

The accommodation comprises - Entrance hall, living room, refitted kitchen/dining room, spacious landing, three bedrooms, family bathroom, and staircase to a useful loft space.

To the rear there is a very generous garden with paved patio area and being mainly laid to lawn, driveway parking to the front and garage.

Viewing is highly recommend to appreciate this lovely family home.





Key Features

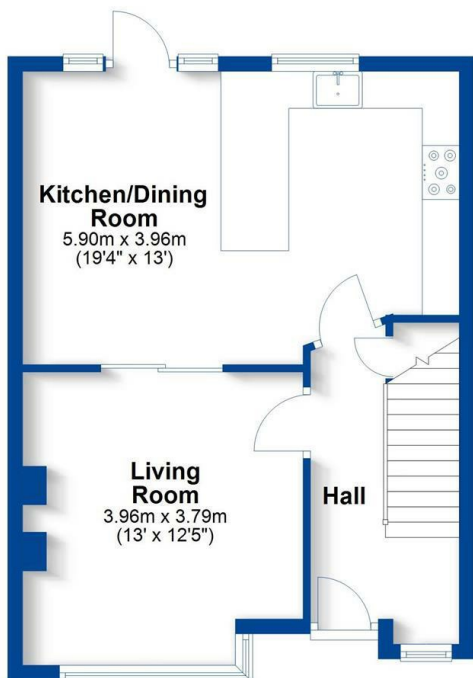
- Well presented semi detached property
- Three bedrooms
- Sought after village location
- Good sized rear garden
- Refitted kitchen/dining room
- Living room
- Garage and driveway
- Easy access to Leamington town centre

Guide Price
£425,000



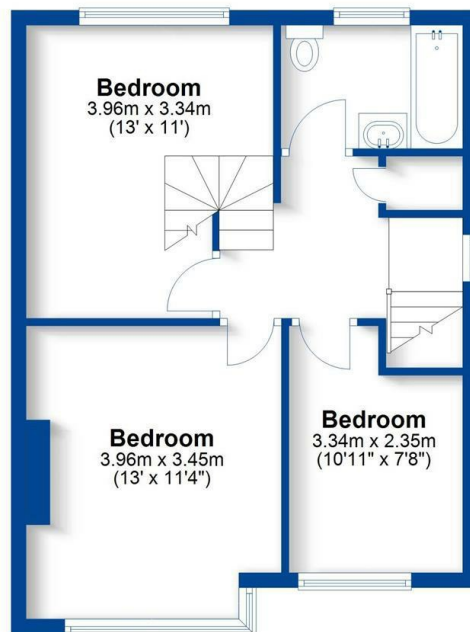
Ground Floor

Approx. 45.7 sq. metres (492.3 sq. feet)



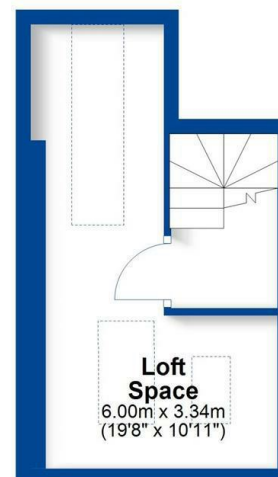
First Floor

Approx. 46.8 sq. metres (503.4 sq. feet)



Second Floor

Approx. 18.3 sq. metres (196.7 sq. feet)



Total area: approx. 110.8 sq. metres (1192.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority
Warwick District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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