



43 Ledbrook Road, Leamington Spa, CV32 7LU
Offers Over £265,000

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This stunning victorian end of terrace is located in the heart of the popular village of Cubbington giving easy access to local amenities and the town centre of Leamington Spa alike. Having undergone a full renovation, the current owners have gone to town and taken it back to bare brick and created a brand new home within a victorian facade. Presented beautifully throughout this two bedroom terrace benefits with an open plan ground floor, refitted kitchen and bathroom, cute walled garden together with garage, driveway and no chain it really is the perfect turn key property for any prospective buyers.

LOCATION

The popular village of Cubbington sits two miles north-east of central Leamington Spa having a useful range of local amenities including a village primary school, delightful old church, village shops and a popular public house. Facilities in the centre of Leamington Spa are easily accessible, as are amenities in neighbouring Lillington. There is also good local road access available to neighbouring towns and centres, along with links to numerous major routes including the Midland motorway network.

GROUND FLOOR

Upon entry you are immediately struck with the beautiful finish and stunning decoration on offer within the charming living room. This tranquil sitting room with lots of natural light flooding within the large bay window to the front, solid timber flooring and sliding timber doors offering the option of separating the dining kitchen and the living or having it all open plan. The kitchen itself is finished with a modern fitted suite and is fully integrated offering lots of storage and stairs rising to the first floor. Large glazed door leads out to the town

garden and an internal door into the modern bathroom.

FIRST FLOOR

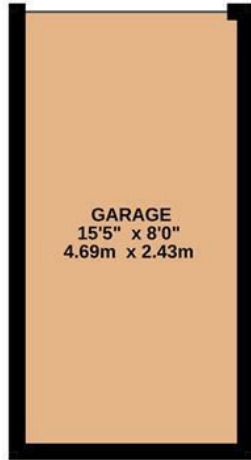
Once again the current owners have created a stunning first floor. Continuing with the sumptuous decoration and finish and cleverly squeezing in storage where possible there are two bedrooms on offer; one good sized double to the front aspect and a second to the rear. As mentioned the entire floor has undergone complete new decoration and carpets throughout.

OUTSIDE

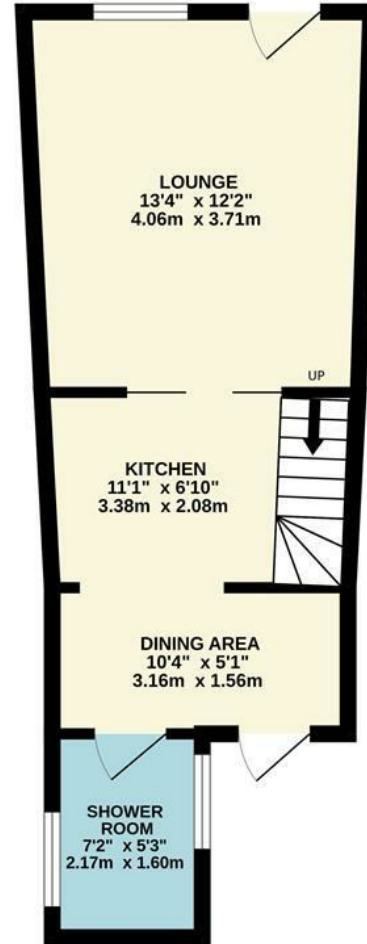
To the rear there is a cute town garden on offer which is entirely walled and has a mix of decking, pebbles and seating area to enjoy those sunny warm evenings. Out to the front the property has the added advantage of a non attached garage with driveway parking in front of. This is so rare to have with a victorian terrace adding to the huge benefits on offer.



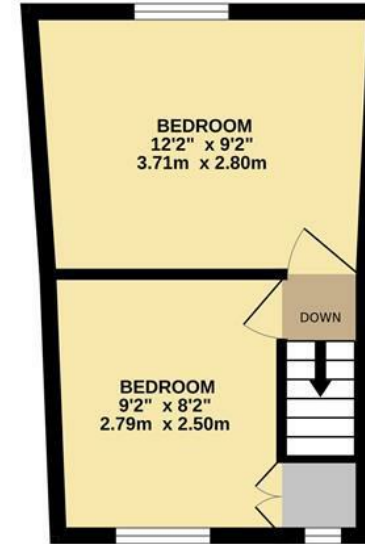
GARAGE
123 sq.ft. (11.4 sq.m.) approx.



GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.




1ST FLOOR
206 sq.ft. (19.2 sq.m.) approx.



TOTAL FLOOR AREA : 648 sq.ft. (60.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	