



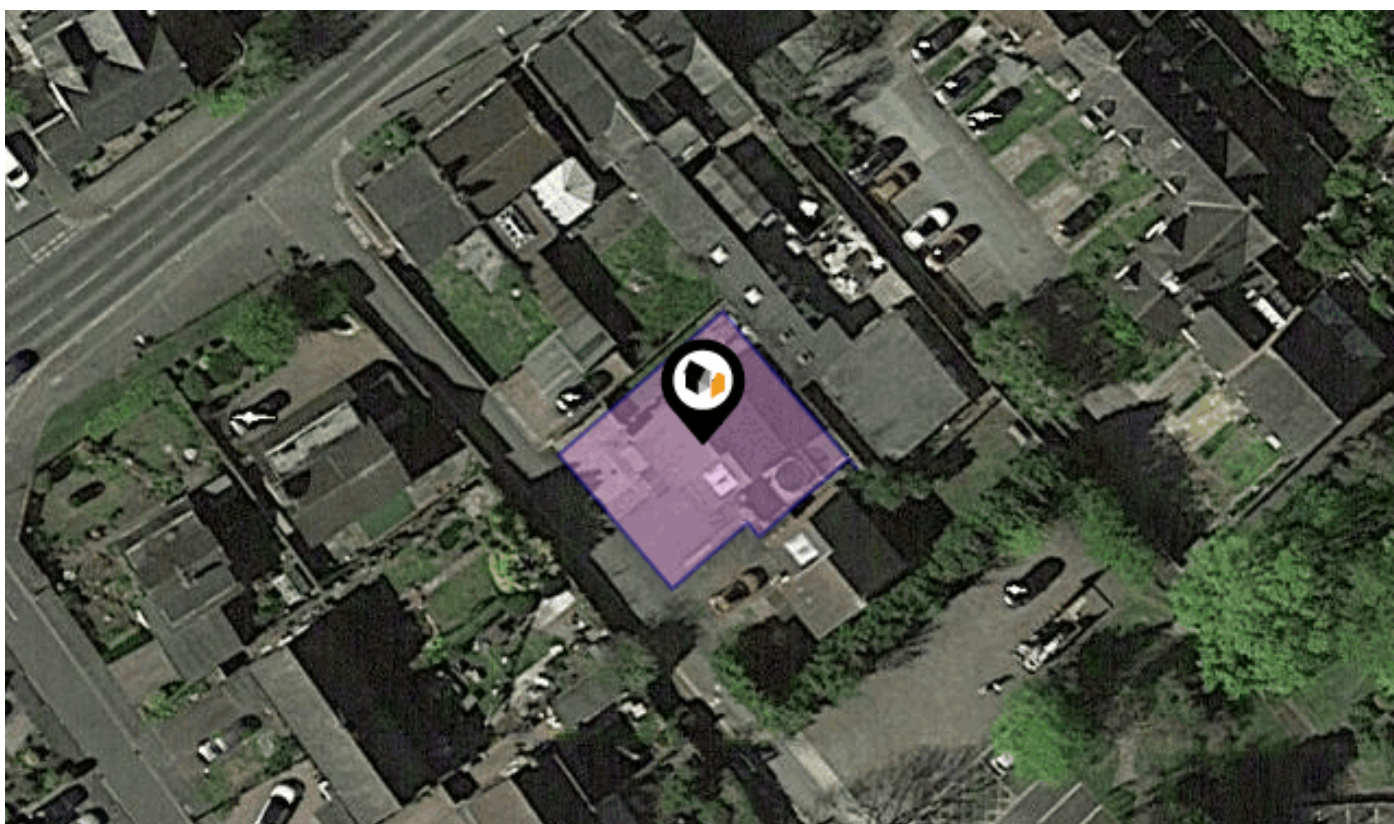
See More Online

Buyers and interested parties

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Monday 23<sup>rd</sup> October 2023**



## CUBBINGTON ROAD, LEAMINGTON SPA, CV32

**Price Estimate :** £470,000

### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry, CV5 6EG

0330 1180062

mark@walmsleysthewaytomove.co.uk

www.walmsleysthewaytomove.co.uk



# Introduction

## Our Comments



---

### Dear Buyers and interested parties

---

#### Your property details in brief.....

A modern four bedroom detached home

A short walk from Leamington Spa & local amenities

Substantial garage and excellent driveway parking

Family bathroom, en suite bathroom & ground floor cloakroom

Kitchen dining room with French doors to gardens & separate sitting room

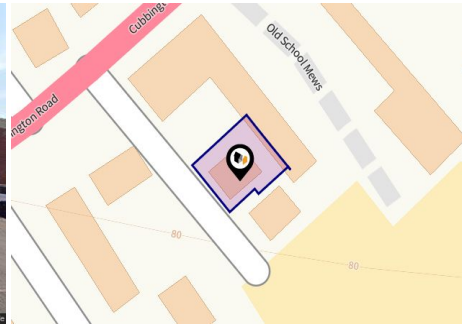
Utility room and versatile, integral garage

EPC C rated (re ordered), Total 1514 Sq.Ft or 140 Total Sq M inc garage

NO UPWARD CHAIN

*These details do not form part of any legally binding contract or offer and are presented as an indicator of the property key features.*

*For all enquiries, questions, queries and concerns please contact us on*  
***sales@walmsleythewaytomove.co.uk or 0330 1180 062***



## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	4
<b>Plot Area:</b>	0.07 acres
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,525
<b>Title Number:</b>	WK462761
<b>UPRN:</b>	10090532082

<b>Last Sold £/ft<sup>2</sup>:</b>	£227
<b>Price Estimate:</b>	£470,000
<b>Tenure:</b>	Freehold

## Local Area

<b>Local Authority:</b>	Warwickshire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
• Rivers & Seas	Very Low
• Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>12</b> mb/s	<b>64</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:

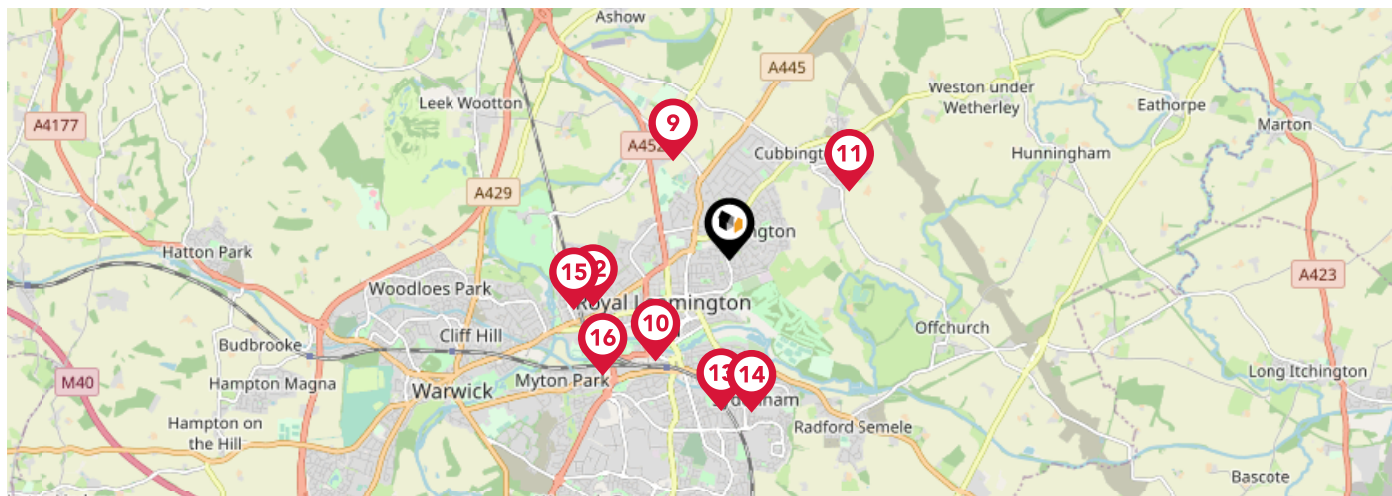










# Area Schools



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Lillington Primary School</b> Ofsted Rating: Inadequate   Pupils:0   Distance: 0	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Telford Junior School</b> Ofsted Rating: Requires Improvement   Pupils: 342   Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Telford Infant School</b> Ofsted Rating: Good   Pupils: 267   Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>St Paul's CofE Primary School, Leamington Spa</b> Ofsted Rating: Good   Pupils: 325   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Arnold Lodge School</b> Ofsted Rating: Not Rated   Pupils: 269   Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Kingsley School</b> Ofsted Rating: Not Rated   Pupils: 330   Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Our Lady and St Teresa's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:0.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Milverton Primary School</b> Ofsted Rating: Good   Pupils: 323   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

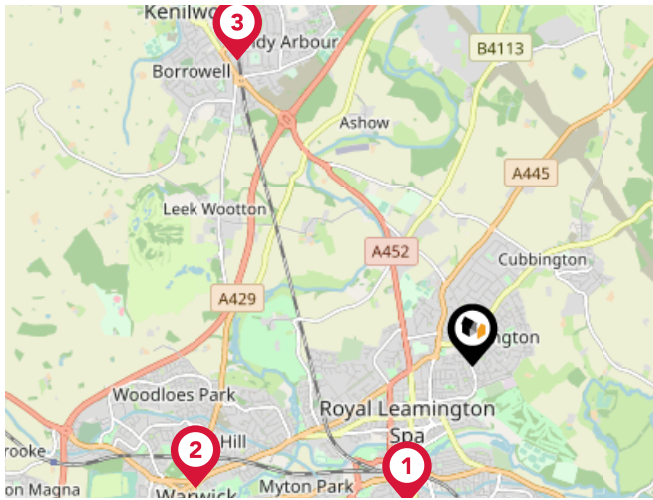
# Area Schools



		Nursery	Primary	Secondary	College	Private
	<b>North Leamington School</b> Ofsted Rating: Good   Pupils: 1460   Distance:1.03	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Peter's Catholic Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Cubbington CofE Primary School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trinity Catholic School</b> Ofsted Rating: Good   Pupils:0   Distance:1.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Clapham Terrace Community Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 226   Distance:1.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Anthony's Catholic Primary School</b> Ofsted Rating: Outstanding   Pupils: 234   Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Brookhurst Primary School</b> Ofsted Rating: Good   Pupils: 408   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Warwickshire College Group</b> Ofsted Rating: Good   Pupils:0   Distance:1.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

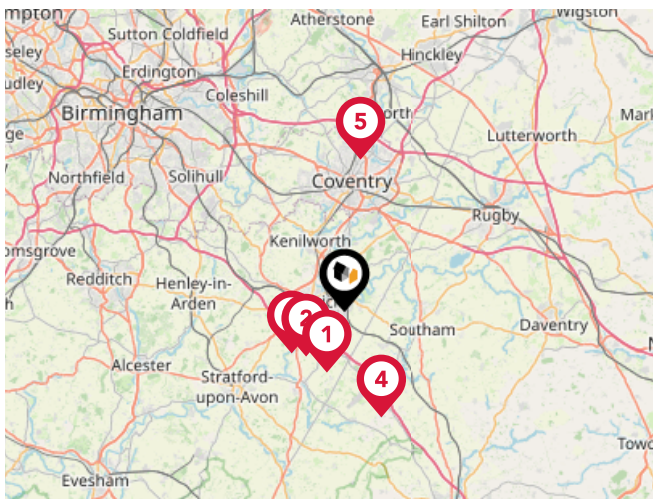
# Area

## Transport (National)



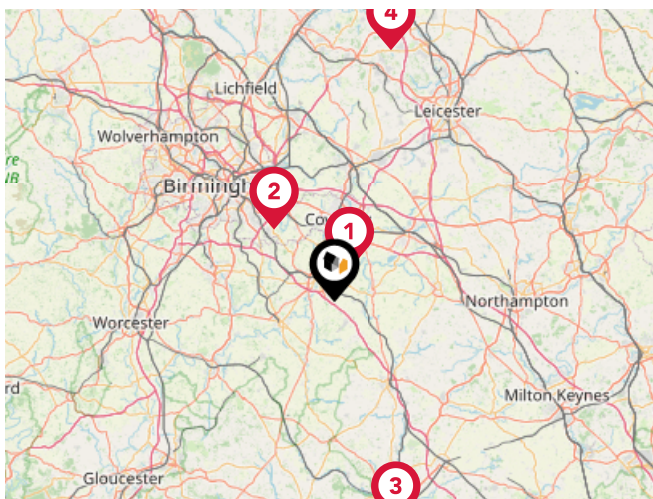
### National Rail Stations

Pin	Name	Distance
1	Leamington Spa Rail Station	1.38 miles
2	Warwick Rail Station	2.75 miles
3	Kenilworth Rail Station	3.5 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M40 J13	4.5 miles
2	M40 J14	4.22 miles
3	M40 J15	4.85 miles
4	M40 J12	8.11 miles
5	M6 J3	11.16 miles

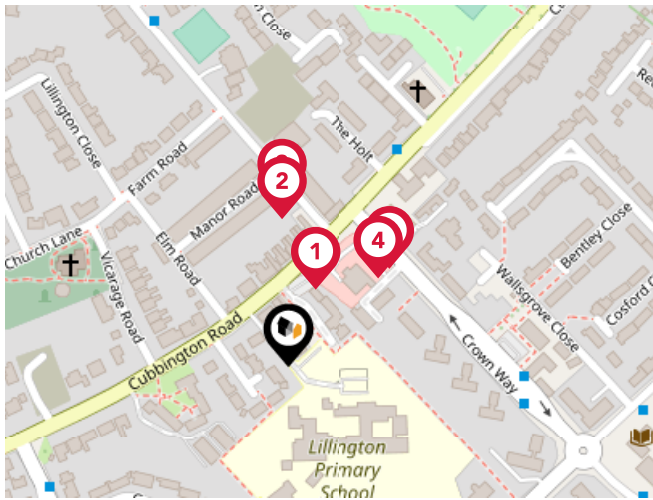


### Airports/Helipads

Pin	Name	Distance
1	Coventry Airport	4.94 miles
2	Birmingham International Airport	13.65 miles
3	London Oxford Airport	33.7 miles
4	East Midlands Airport	37.16 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Walnut Tree	0.05 miles
2	Manor Road	0.08 miles
3	Lillington Club	0.09 miles
4	Cubbington Road	0.07 miles
5	Cubbington Road	0.08 miles

# Market Sold in Street



96, Cubbington Road, Leamington Spa, CV32 7AG				Semi-detached House
Last Sold Date:	06/05/2022	19/12/2013	14/09/2007	
Last Sold Price:	£450,000	£326,100	£376,000	

90, Cubbington Road, Leamington Spa, CV32 7AG		Detached House
Last Sold Date:	16/12/2011	
Last Sold Price:	£250,000	

92, Cubbington Road, Leamington Spa, CV32 7AG		Semi-detached House
Last Sold Date:	04/11/2011	
Last Sold Price:	£250,000	

**NOTE:** In this list we display up to 6 most recent sales records per property, since 1995.

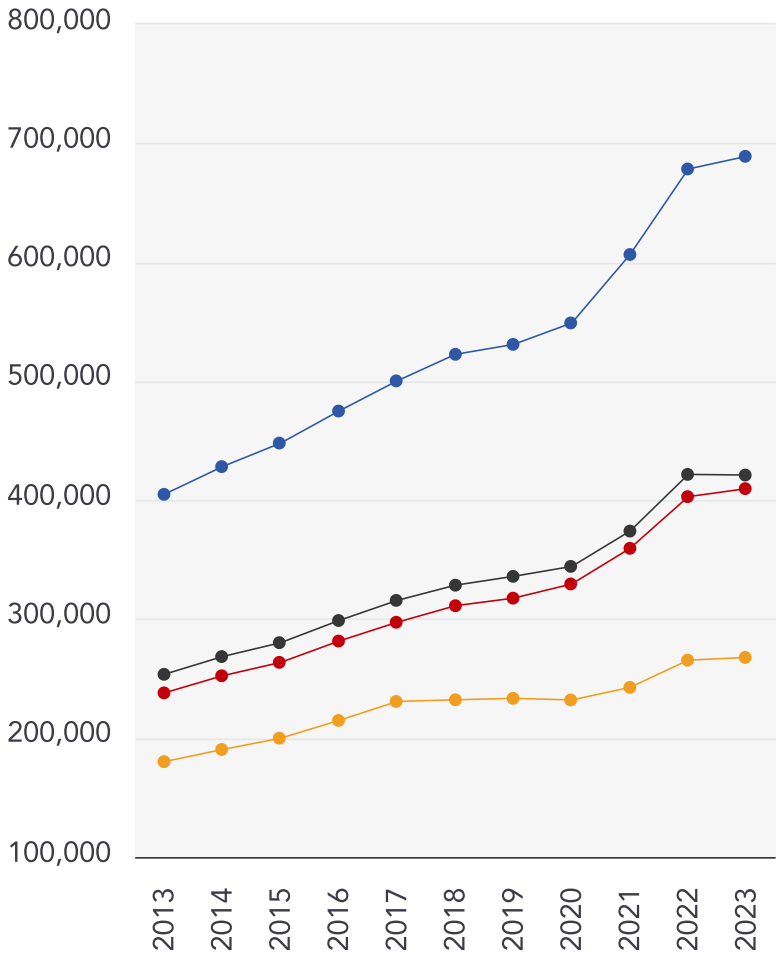


# Market

## House Price Statistics



10 Year History of Average House Prices by Property Type in CV32



Detached

**+70.17%**

Terraced

**+66.07%**

Semi-Detached

**+72.14%**

Flat

**+48.62%**

# Walmsley's The Way to Move Testimonials



## Testimonial 1



"Out of all of the realtors/estate agents I've dealt with, Mark has been the most honest, knowledgeable and straightforward." - LinkedIn

## Testimonial 2



"A pleasure to deal with." - LinkedIn

## Testimonial 3



"Great photography and video." - LinkedIn

## Testimonial 4



"No pushy sales pitch, just relaxed knowledge transfer." - LinkedIn



/walmsleysthewaytomove



/walmsleysthewaytomove/



/walmsleysthewaytomove

# Agent Disclaimer



---

## Important - Please Read

---

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of Walmsley's The Way to Move or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by Walmsley's The Way to Move and therefore no warranties can be given as to their good working order.

# Walmsley's The Way to Move Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



## Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



### Walmsley's The Way to Move

18a Earlsdon Street, Earlsdon, Coventry,

CV5 6EG

0330 1180062

mark@walmsleythewaytomove.co.uk

www.walmsleythewaytomove.co.uk

