



27 Cubbington Road

Leamington Spa, CV32 7AA


Spa Estates
— est. 1986 —













































27 Cubbington Road

A stunning, extended, traditional three-bed semi-detached property offering good sized gardens to front and rear, off road parking and garage storage.

Internally this home comprises of an entrance hallway, shower room, living room into bay, large kitchen, utility room and dining room giving access to the rear garden.

On the first floor there are three bedrooms and a family bathroom.

Outside to the front of the property there is ample off-street parking. The rear garden is mainly lawned but also offers a patio section and pathway along with a beautiful selection of well cared for established shrubs and small trees.

A useful single detached garage perfect for conversion or storage also features.

This lovely home is located in the sought after position and gives excellent access to local shops and good schooling.

ENTRANCE HALLWAY

LIVING ROOM (3.95M X 3.65M)

KITCHEN (5.45M X 2.45M)

DINING ROOM (4.55M X 3.35M)

UTILITY ROOM (2.45M X 2.00M)

GARAGE (4.40M X 2.50M)

BEDROOM (3.65M X 3.30M)

BEDROOM (3.10M X 2.55M)

BEDROOM (4.40M X 2.75M)

BATHROOM

TAX BAND : D

Location
Leamington Spa

Tenure
Freehold

Services
Water, electricity, drainage and telephone.

Local Authority
Warwick District Council.

Viewing Arrangements
Strictly via the vendors sole agents Spa Estates on 01926 754080.

Website
For more information visit www.spaestates.com

Opening Hours: Monday to Friday 9.00 am - 5.30 pm
Saturday 9.00 am – 1.00 pm





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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