



Connells

Price Road
Leamington Spa



Property Description

Beautifully presented three bedroom semi-detached home situated in the ever popular village location of Cubbington.

Offering ample and spacious living accommodation throughout and a great size rear garden.

Briefly comprising; ground floor with welcoming entrance hallway, lounge, kitchen/dining room and a separate utility room. With three bedrooms and the family bathroom and separate WC situated on the first floor.

This would make a PERFECT family home and offers excellent OPPORTUNITY to add value.

Approach

Via pathway to front door.

Entrance Porch

Having tiled flooring and a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a radiator and doors to lounge and kitchen/diner.

Lounge

11' x 17' 9" (3.35m x 5.41m)

Generously sized, light and airy dual aspect lounge. Having a gas feature fire place, a radiator and double glazed windows to front and rear elevations.

Kitchen

11' 6" x 11' 7" (3.51m x 3.53m)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances and comprising a pantry cupboard, a radiator, vinyl flooring, a double glazed window to rear elevation and a door to the utility room.

Utility Room

7' 5" x 5' 9" (2.26m x 1.75m)

Providing space for a washing machine and tumble dryer. With a double glazed window to front elevation.

First Floor Landing

The stairs lead from the hallway. There is access to the loft, a double glazed window to rear elevation and a cupboard housing the central heating boiler. With doors to all bedrooms, the bathroom and separate W/C.

Bedroom One

11' 1" x 12' (3.38m x 3.66m)

Double bedroom benefitting from a built in storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Two

11' 7" x 11' 7" max (3.53m x 3.53m max)

Double bedroom comprising a storage cupboard, a radiator and a double glazed window to front elevation.

Bedroom Three

8' 6" x 8' 7" (2.59m x 2.62m)

Comprising a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a two piece suite, comprising a wash hand basin, bath with shower over, a radiator and a double glazed window to rear elevation.

Separate W/C

Fitted with a low level W/C and a double glazed window to rear elevation.

Outside

Rear Garden

Well-maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio

area, gated side access and a brick built outbuilding.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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