



Connells

Price Road
Leamington Spa



Property Description

Spacious and well-presented three bedroom semi-detached home located in the ever so popular village location of Cubbington and being sold with NO CHAIN!

Briefly comprising to the ground floor; a welcoming entrance hallway, lounge/dining room, kitchen and a great sized separate utility room. To the first floor there are three bedrooms and the family bathroom.

The property also benefits from a driveway with parking for several cars and an integral garage. There is also a well-maintained rear garden.

Perfect family home or investment for someone to put their own stamp on!

Approach

Via driveway.

Entrance Hallway

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

Lounge/Dining Room

23' 5" min x 12' 1" max (7.14m min x 3.68m max)

Generously sized bay-fronted lounge/dining room. Having a feature fire place, two radiators and sliding patio doors to the garden.

Kitchen

7' 9" x 7' 6" (2.36m x 2.29m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There an integrated electric oven and electric hob with cooker hood over, with space for a washing machine and space for a dishwasher. Having a radiator, a double glazed window to rear elevation and a door to;

Utility Room

7' 2" x 6' 8" (2.18m x 2.03m)

Providing space for a fridge/freezer and comprising tiled flooring, a double glazed window and door to rear elevation and a door to the garage.

First Floor Landing

The stairs lead from the hallway. Having an airing cupboard, access to the loft and doors to all bedrooms and the shower room.

Bedroom One

11' 5" x 8' 1" to wardrobes (3.48m x 2.46m to wardrobes)

Double bedroom comprising built-in wardrobes with sliding doors, a radiator and a double glazed window to front elevation.

Bedroom Two

11' 6" x 9' 9" (3.51m x 2.97m)

Double bedroom with a built-in storage cupboard, a radiator and a double glazed window to rear elevation.

Bedroom Three

8' 3" x 8' 4" (2.51m x 2.54m)

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

Shower Room

Fitted with a three piece suite to include; a wash hand basin, corner shower and low level W/c. Having fully tiled walls, floor to ceiling, tiled flooring, a shaver point, a heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed with a patio area.

Parking

Driveway to the front providing off road parking for several cars.

Garage

14' 8" x 7' 4" (4.47m x 2.24m)

Integral garage access via the utility room. Having power, light and an up and over door.









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: Awaited

Tenure: Freehold

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