



**Connells**

New Street  
Cubbington Leamington Spa





### Property Description

A spacious and extended three bedroom semi-detached house located in the ideal village of Cubbington, a short drive from Leamington Spa and being sold with NO CHAIN. The property comprises an entrance porch, an entrance hallway, living room, a downstairs W/C, an extended kitchen/dining room and a snug/sitting room to the rear. To the first floor there are three bedrooms and the family bathroom. Externally there is a private rear garden and a garage en-bloc. The property would make an ideal first time buy or family home!

### Approach

Via front garden.

### Entrance Hallway

With stairs rising to the first floor, a built-in storage cupboard, a radiator and a door the kitchen/dining room.

### Lounge

10' 8" x 14' 4" ( 3.25m x 4.37m )

Spacious, light and airy lounge. Having a radiator and a double glazed window to front elevation.

### Kitchen/Dining Room

17' 2" x 17' 5" ( 5.23m x 5.31m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated oven, hob with cooker hood over and space for a washing machine,

dishwasher and fridge/freezer. Comprising a radiator, double glazed window to rear elevation, sliding patio doors leading to the garden and bin area and access to the downstairs W/C.

### Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiled flooring and a window to rear elevation.

## First Floor Landing

The stairs lead from the hallway. Having a built-in storage cupboard, a double glazed window to side elevation, loft access and doors to all bedrooms and the shower room.

## Bedroom One

15' 3" max x 11' 1" max ( 4.65m max x 3.38m max )

Double bedroom with a radiator and a double glazed window to front elevation.

## Bedroom Two

8' 7" x 10' 9" ( 2.62m x 3.28m )

Double bedroom with a radiator and a double glazed window to rear elevation.

## Bedroom Three

6' 9" x 6' 9" ( 2.06m x 2.06m )

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, shower cubicle, low level W/C, partly tiled walls, tiled flooring, a heated towel rail, extractor fan and a double glazed window to side elevation.

## Outside

### Rear Garden

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

### Parking

On street parking.

## Garage En-Bloc

Comprising an electric door.















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**EPC Rating: E**

Tenure: Freehold

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