



Connells

Pear Tree Road
Cubbington Leamington Spa



Property Description

This charming three-bedroom end of terrace home in Cubbington Village offers a picturesque view of greenery, creating a serene atmosphere. The property boasts a spacious living area, perfect for relaxation and entertaining. Its proximity to local schools, amenities, and scenic walks makes it an ideal location for a peaceful and convenient lifestyle.

The property in brief comprises an entrance hallway and downstairs cloakroom, spacious lounge with a window overlooking the greenery at the front, kitchen/diner with integrated fittings, French doors leading to the rear garden, principle bedroom with en-suite, second bedroom being another double, a good sized single bedroom and family bathroom. There is also an allocated parking space to the rear of the property.

Approach

With a pathway leading to the front door, overlooking greenery.

Entrance Hallway

With doors leading to the downstairs W/C and the lounge.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, partly tiled walls, laminate flooring and a radiator.

Lounge

14' 3" max x 11' 1" max (4.34m max x 3.38m max)

Light and airy lounge with stairs rising to the first floor, a radiator, laminate flooring and a double glazed window to front elevation.

Kitchen/Diner

15' 8" x 11' 5" (4.78m x 3.48m)

Modern kitchen fitted with wall and base units with complimentary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliance include; an electric oven, gas hob with cooker hood over, a washer/dryer, dishwasher and a fridge/freezer. Comprising ceiling spotlights, a radiator, tiled flooring and French doors to the rear elevation.

First Floor Landing

The stairs lead from the lounge with doors to all bedrooms and the main family bathroom.

Bedroom One

11' 4" max x 8' 1" max (3.45m max x 2.46m max)

The master bedroom comprises a radiator, a double glazed window to rear elevation and a door to;

En-Suite

Fitted with a three piece suite, to include a wash hand basin, a shower cubicle, low level W/C and partly tiled walls.

Bedroom Two

8' 6" x 10' 1" (2.59m x 3.07m)

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

Bedroom Three

6' 9" x 6' 8" (2.06m x 2.03m)

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

Bathroom

Fitted with a three piece suite, to include a wash hand basin, bath with shower over, low level W/C, partly tiled walls, tiled flooring, a shaver point and a radiator.

Outside

Rear Garden

Beautifully maintained garden, being mainly laid to lawn and fence enclosed. Having planted borders and a shed.

Parking

Allocated bay parking at the rear of the property providing off road parking for two cars, with an electric car charging point.





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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

view this property online connells.co.uk/Property/SPA313227

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA313227 - 0005