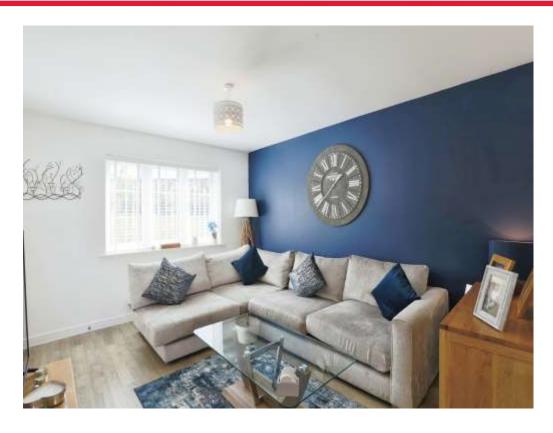


Connells

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 (  $3.45 m \; max \; x \; 2.46 m \; max$  )

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

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**EPC Rating: B** 

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Tenure: Freehold



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