



40 Queen Street

Leamington Spa CV32 7NA

Offers Over £425,000

40 Queen Street

Cubbington

We are delighted to offer for sale this delightful extended semi detached family home which offers deceptively spacious accommodation. In brief this delightful property comprises of an entrance hall way, lounge, open plan kitchen / diner, ground floor cloak room, four bedrooms with the master having an en-suite, family bathroom and a rear garden.

We highly recommended an internal inspection to appreciate the size of accommodation that is on offer. There is also a driveway providing off road parking for several cars which then leads up side gated access and the rear garden.

Call us today for more information and to book in an internal viewing.

LOCATION

The town of Royal Leamington Spa provides something for everyone from the sophistication of the refurbished Royal Pump Rooms, set alongside the river and parks, the Royal Spa Centre, cinema and theatres to the great range of restaurants and clubs. There are some excellent state, grammar and private schools. There are several 18-hole golf courses in the area and horse racing at Stratford & Warwick. Royal Leamington Spa is easily accessed from all parts of the country. The M40 motorway is approximately 4 miles away providing links to Birmingham & London. By rail London Marylebone is scheduled to take one and a half hours and just over half an hour to Birmingham. Birmingham International Airport is approximately 20 miles away. Cubbington is a popular village on the outskirts of Leamington Spa providing accessible commuting links to the Fosse Network and the M40 motorway. The village itself offers; primary school, pre-school, public houses, convenience store, post office and bus route.

ENTRANCE HALL WAY

Having a gas central radiator, doors to adjacent rooms and stairs leading to the first floor landing.

LOUNGE

4.03m x 3.44m (13'2" x 11'3")

A light and airy lounge which is perfect for winding down and relaxing with your family. The lounge comprises of a gas central radiator, a double glazed window to the front elevation, space for lounge furniture and a beautiful log burner.

OPEN PLAN KITCHEN / DINER

6.53m x 4.46m (21'5" x 14'7")

A really good space for a small family which in brief comprises of a built in five ring gas hob with an extractor fan above, oven unit below, built in dish washer, work top surfaces, cupboards, a double glazed window to the side elevation and a frosted double glazed door to the side passage way. Also having space for a fridge / freezer, space for a washing machine and separate dryer, space for a dining table, gas central radiator and French doors leading out to the beautiful rear garden.

CLOAK ROOM

Having a low level W/C, sink unit, part tiled walls and a gas central radiator.

FIRST FLOOR LANDING

Having doors leading off to the bedrooms, family bathroom and stairs leading up to the master bedroom.

BEDROOM TWO (REAR)

4.58m x 3.00m (15'0" x 9'10")

This is a double bedroom which has space for bedroom furniture, gas central radiator and a double glazed window to the rear elevation over looking the rear garden.

BEDROOM THREE (FRONT)

3.36m x 3.39m (11'0" x 11'1")

This is a double bedroom which has space for bedroom furniture, gas central radiator and a double glazed window to the front elevation over looking the drive.

BEDROOM FOUR

2.59m x 2.49m (8'5" x 8'2")

This is another double bedroom which has space for bedroom furniture, gas central radiator and a double glazed window to the side and front elevation.

FAMILY BATHROOM

2.46m x 1.75m (8'0" x 5'8")

Having a low level W/C, bath unit with shower above, sink unit, tiled flooring, part tiled walls and a double glazed frosted window to the side elevation.

Features

Superb Views To The Rear

Four Bedrooms

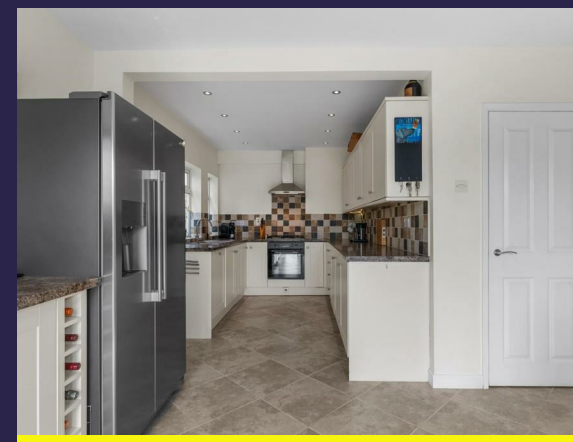
Stunning Kitchen / Diner

Beautiful Rear Garden

Great Location

Gas Central Heating & Double Glazing

Ample Off Street Parking





Floorplan Ground Floor



First Floor



Second Floor



Total area: approx. 116.1 sq. metres (1249.9 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact us

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