



12 South View Road

Leamington Spa **CV32 7JD**

Price Guide £365,000

12 South View Road

Cubbington

This semi-detached family house is pleasantly situated within a no through road just off Rugby Road and having the benefit of a conversion of the former roof space to form a fourth bedroom. The gas centrally heated and UPVC double glazed accommodation now offers excellent scope and potential for updating and redecoration to a purchasers own style and specification and includes a lounge with through access to dining room, breakfast kitchen with utility and shower room off, three first floor bedrooms and the aforementioned fourth bedroom to the second floor. Externally there are gardens to front and rear along with a driveway providing direct access to a garage. Overall this is a good opportunity to purchase a four bedroom family home providing scope and potential within an established and popular residential location.

LOCATION

South View Road lies on the fringe of Lillington and Cubbington and is well placed for access to local facilities and amenities in both Lillington and Cubbington which include shops and local schools. Town centre facilities are also easily accessible including Leamington's wide array of shops, independent retailers, parks, restaurants and artisan coffee shops. In addition there are good local road links available to neighbouring towns and centres along with regular commuter rail links from Leamington Spa railway station.

Sliding Entrance Door

Opening into:-

Enclosed Entrance Porch

With inner entrance door to:-

Entrance Hall

With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard and door to:-

Lounge

3.71m x 3.63m (12'2" x 11'11")

With fireplace and tiled hearth housing an open coal effect living flame gas fire, UPVC double glazed window, central heating radiator and through access to:-

Dining Room

3.30m x 3.00m (10'10" x 9'10")

With central heating radiator and UPVC double glazed door giving external access to the rear garden.

Kitchen/Breakfast Room

4.09m x 2.79m (13'5" x 9'2")

Fitted with a range of oak panelled style units comprising base cupboards and drawers with rolled edged marble effect worktops over and tiled splash backs, co-ordinating wall cabinets to two sides, inset stainless steel sink unit, central heating radiator, UPVC double glazed window, door to walk-in shelved pantry cupboard and further door to:-

Rear Hallway

From which there is a personnel door to the garage, through access to the utility room and doors to:-

Shower Room

Which allows for disabled access, having shower tray with fitted electric shower unit over, wash hand basin and ceramic tiled floor.

Seperate WC

With low level WC having concealed cistern and electric towel warmer.

Utility Room

2.51m x 1.65m (8'3" x 5'5")

With stainless steel sink unit, space and plumbing for washing machine, central heating radiator, UPVC double glazed window and matching door alongside giving external access to the rear garden.

FIRST FLOOR

Landing

With staircase off ascending to the second floor, obscure UPVC double glazed window to side elevation and doors to:-

Bedroom One (front)

3.68m x 3.61m max to rear fitted wardrobes (12'1" x 11'10" max to rear fitted wardrobes)

Having a range of wardrobing fitted across one side of the room with mirrored sliding doors fronting, UPVC double glazed window and central heating radiator.

Bedroom Two (rear)

3.33m x 3.33m max to rear fitted wardrobes (10'11" x 10'11" max to rear fitted wardrobes)

Having fitted wardrobes to one side with sliding doors fronting, UPVC double glazed window and central heating radiator.

Bedroom Three (front)

2.24m x 1.98m (7'4" x 6'6")

With UPVC double glazed window and central heating radiator.

Features

Semi-Detached House

Converted Loft Space

Lounge and Dining Room

Kitchen

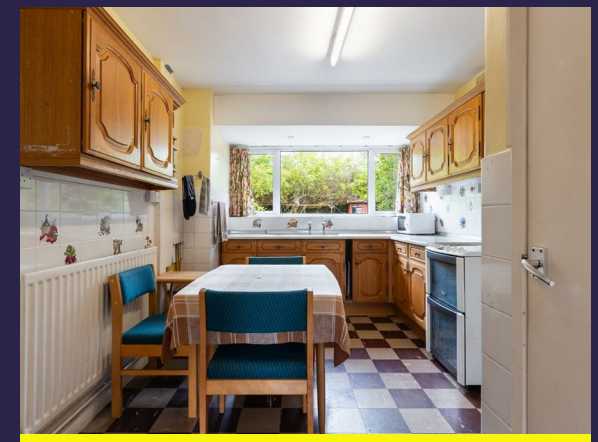
Utility

Four Bedrooms

Bathroom with Seperate WC

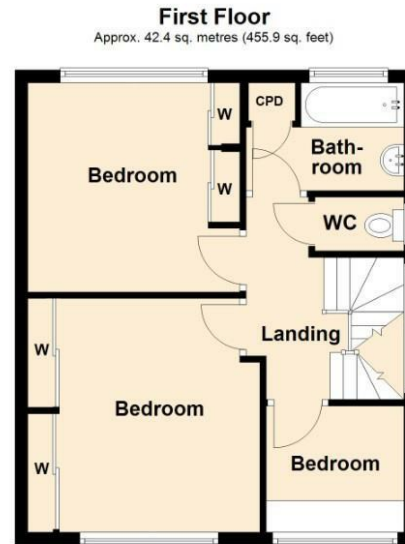
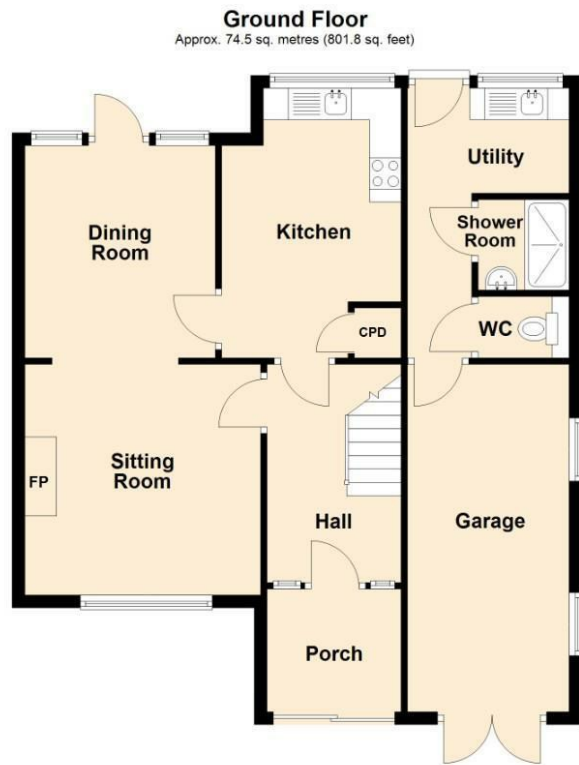
Gardens Front and Rear

Driveway & Garage





Floorplan



Total area: approx. 138.2 sq. metres (1487.2 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

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.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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