

STONEHOUSE CLOSE, LEAMINGTON SPA CV32 7LP



A THREE BEDROOM SEMI DETACHED HOUSE SAT ON A VERY GENEROUS CORNER PLOT, WITHIN A POPULAR VILLAGE LOCATION.

- NO CHAIN
- THREE BEDROOM SEMI DETACHED
- PROPERTY DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
 - GARAGE
 - DRIVEWAY
- FRONT AND REAR GARDENS
 - ENTRANCE HALLWAY
- SITTING ROOM AND DINING ROOM
 - KITCHEN
 - BATHROOM

3 BEDROOMS

GUIDE PRICE £320,000

A rare and exciting opportunity to purchase this three bedroom semi detached house, located in the village of Cubbington. This property has fantastic scope for future development STP. The property also has an extra large plot, with a fantastic sized garden area. This area could be purely enjoyed as an extra large garden for a family, or potentially STP there could be a potential development opportunity for any developers looking for a plot to build on.

The property itself is in need of modernisation throughout, on the ground floor there is the entrance hallway, sitting room, dining room and kitchen. The first floor has two large double bedrooms and a further single bedroom and bathroom, with separate WC.

The house has a lovely spot within Stonehouse Close, occupying this healthy plot size and also having a generous sized front garden laid to lawn, and boarded by hedges. There is a very decent sized driveway for off road parking and access to the garage area.

Cubbington is a highly sought after village, which has an array of amenities on it's doorstep from shops, doctors, coffee shops and local eateries. The local primary and secondary schools are also popular.

We highly recommend booking your viewing early for this house and it has NO ONWARD CHAIN.

Floorplan to be added shortly

Approach

The property occupies a favorable corner plot on the road and is approached with it's own private access leading to the spacious driveway. There is access to the garage and access into the large garden area. The front of the property benefits from a lovely boarded front garden laid to lawn, with countryside views ahead.

Entrance Hallway 15'1" x 6'5" (4.60 x 1.96)

Allowing for access to the first floor stairs, sitting room, dining room and kitchen areas. Having some under stair storage space and light point to ceiling.

Sitting Room 14'7" x 11'1" (4.45 x 3.40)

Benefiting from a double glazed window to the front aspect overlooking the front garden and light point to ceiling.

Dining Room 11'10" x 9'9" (3.61 x 2.98)

With a double glazed window to the rear aspect and a double glazed door leading to the garden area, electric fire place, light points and storage cupboard.

Kitchen 8'8" x 7'7" (2.66 x 2.32)

Having a double glazed window to the rear aspect, built in pantry area, door leading to side access, sink, light point and space for white goods.

First Floor

Double glazed window at the top of the stairs to the side aspect, access to the three bedrooms, bathroom and WC. With a light point to ceiling and loft access.

Bedroom One 14'5" x 11'3" (4.41 x 3.44)

With a double glazed window to the front, built in wardrobe space and light point.

Bedroom Two 11'10" x 11'3" (3.63 x 3.43)

With a double glazed window to the rear aspect and light point.

Bedroom Three 9'0" x 7'7" (2.75 x 2.32)

With a double glazed window to the front aspect and light point.

WC 4'6" x 2'6" (1.39 x 0.77)

With a double glazed window to the side, light point and WC.

Bathroom 7'6" x 5'10" (2.30 x 1.80)

With a double glazed window to the rear aspect, built in storage space, bath with shower attachment, sink with storage and light point.

Outside

The property has a unique outside space that must be viewed to be appreciated. There is the possibility for a building development on the land the property benefits from for those interested or simply for a lovely extra large garden area for those looking for their perfect family home.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

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Tax Band

The Council Tax Band is D.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123







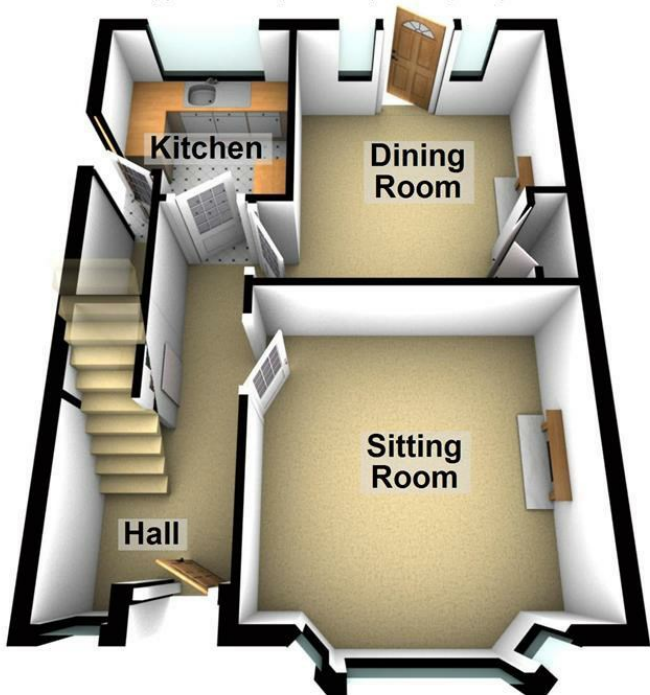






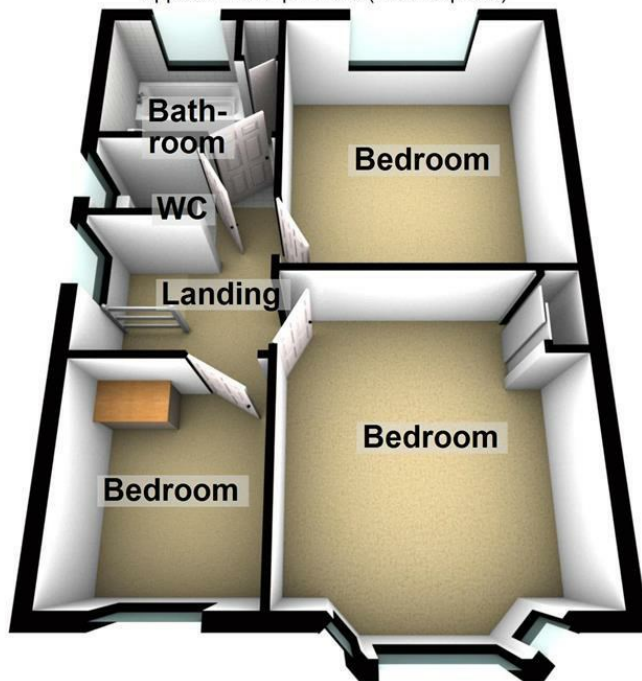
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 87.5 sq. metres (942.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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