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187, Rugby Road, Cubbington, Leamington Spa



A stylishly presented extended and superbly presented two double bedroomed mid-terraced property with attractive breakfast kitchen extension and benefitting from good-sized landscaped rear garden, front garden and off-road parking within this popular location.

Briefly Comprising

Canopy porch, entrance vestibule and staircase, living room with wood-burner, broad dining room with glazed double doors to extended breakfast kitchen, utility room/WC, first floor landing, two double bedrooms both with built-in wardrobes. contemporary fitted bathroom, gas radiator heating, uPVC double glazing, off road parking, landscaped front garden, landscaped decked and lawned rear garden.

The Property

Is approached via a slate chipped parking area with stone and brick edged landscaped front garden, mature herbaceous borders, leading to...

Canopy Porch

Part double glazed timber front entrance door providing access to...

Entrance Vestibule Hall

Staircase rising to first floor landing, radiator and door to...

Living Room

11'5" x 13'1" (3.48m x 3.99m)

uPVC double glazed window to front elevation, wood burner with slate hearth, wood look flooring, broad square opening to...

Dining Room

14'6" x 8'4" (4.42m x 2.54m)

Continuation of matching flooring, radiator, glazed double doors with matching panels to side leading to breakfast kitchen, mirror fronted door to useful under-stairs store cupboard.

Breakfast Kitchen

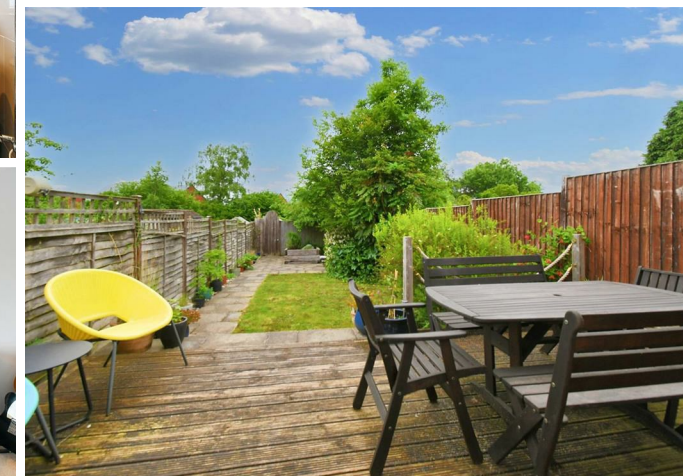
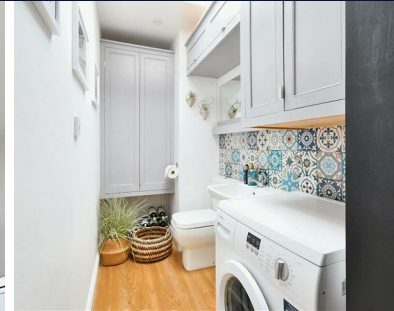
11'10" x 12'1" (3.61m x 3.68m)

Attractive range of high gloss timbered look wall and base units with solid granite working surface over, Belfast style sink and mixer tap with splashback tiling, inset four point Zanussi gas hob with Zanussi oven below and stainless steel filter hood over, space for tall fridge freezer, large skylight providing plenty of natural light to the room with downlighter points surrounding, tiled floor, under floor heating, tall wall mounted radiator, uPVC double glazed doors with matching panels to side, leading to decking to rear garden.

Utility/WC

4'0" x 12'1" maximum (1.22m x 3.68m maximum)

Low level WC, pedestal wash hand basin with cold tap, space and plumbing for washing machine, fitted wall cupboards and tall cupboard housing boiler, external door to side.



First Floor Landing

Velux double glazed roof line window to lightwell, hatch to roof space, period doors to all first floor accommodation, door to useful airing cupboard with insulated hot water cylinder and slatted shelving.

Bedroom One (front)

13'5" plus built in wardrobe x 11'3" (4.09m plus built in wardrobe x 3.43m)

uPVC double glazed window to front elevation, radiator, downlighter points to ceiling, period style fireplace, display shelving to chimney recess, double doors to wardrobe with double hanging rail and high level storage over.

Bedroom Two (Rear)

9'10" x 8'5" plus built-in wardrobes (3.00m x 2.57m plus built-in wardrobes)

uPVC double glazed window to rear elevation, radiator, door to wardrobe with hanging rail and shelf.

Bathroom

6'5" x 8'3" (1.96m x 2.51m)

Fitted with a contemporary suite to comprise; bath with wall mounted fixed rainwater style shower head and central filler, wash hand basin set into floating vanity cupboard with mixer tap, low level WC with concealed cistern, full splash back tiling, uPVC double glazed window to rear elevation, chrome radiator towel rail, downlighter points to ceiling.

Outside

Front

Slate chipped parking bay, front garden being well-landscaped principally laid to stone paving with brick edged patio and mature herbaceous plants.

Rear

The rear garden is principally laid to lawn and surrounded in the

main by timber fencing. Across the rear of the property is an elevated deck with steps leading down to the lawned area and a stone paved path towards the rear of the garden, with additional seating area and raised sleeper-edged herb bed. Gate leads to further area to rear with dilapidated timber garden shed.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

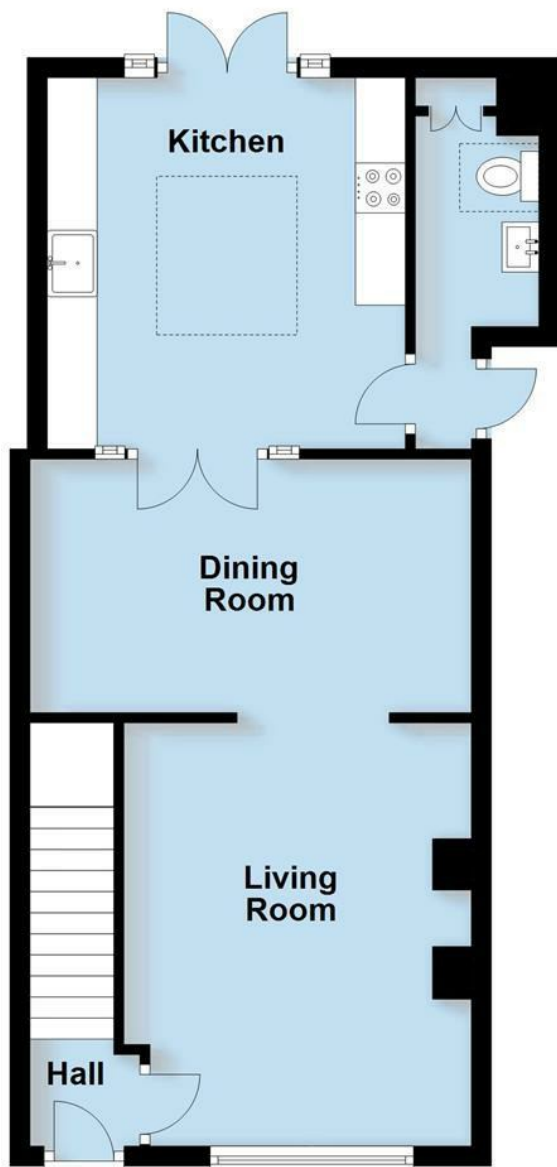
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Location

CV32 7JJ

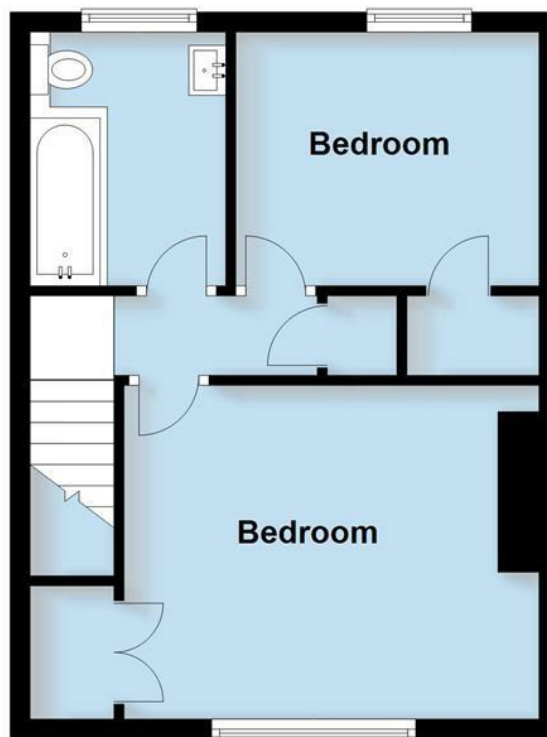
Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.4 sq. feet)



Total area: approx. 83.4 sq. metres (897.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL