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63, Rugby Road, Cubbington, Leamington Spa

Offers In The Region  
Of £500,000



A bay fronted 1930's detached family home in need of modernisation and improvement, however offering excellent scope for renovation and development subject to the necessary permissions and consents.

#### Rugby Road

Boasts well proportioned and balanced living space, conveniently sited in this popular part of Leamington Spa, with good access to local shops and schools and enjoying large rear garden, being set in a plot of 0.2 of an acre.

#### Briefly Comprising;

Enclosed entrance porch, entrance hallway with original tiled floor, ground floor shower room, sitting room with double doors interconnecting to family/dining room with large inglenook, fitted breakfast kitchen, utility and large conservatory. First floor landing, separate cloakroom, bathroom, three double bedrooms and attic space. Large driveway, large L-shaped rear garden and attached garage.

#### The Property

Is approached via a driveway giving access to twin multi pane timber framed doors to...

#### Enclosed Entrance Porch

With multi pane windows to either side, leading to original door to entrance hallway.

#### Entrance Hallway

With staircase rising to first floor landing, understair store cupboard, original tiled floor, radiator, door to ground floor shower room.

#### Shower Room

Fitted with a light green coloured suite to comprise; low level WC, pedestal wash hand basin, bidet, corner shower and cubicle, splashback tiling, radiator, double glazed timber framed window to side elevation.





#### Sitting Room (Front)

11'11" into chim rec x 15'6" into bay (3.63m into chim rec x 4.72m into bay)

With feature inglenook fireplace with wood burner, tiled hearth and exposed timberwork, double glazed leaded window to bay to front. Double doors opening to...

#### Family/Dining Room

16'7" exp 19'7" into inglenook x 13'11" (5.05m exp 5.97m into inglenook x 4.24m)

Feature inglenook fireplace with onset stove to tiled hearth and exposed brickwork, wall light points, full height multi pane window to conservatory, additional large full

height double glazed French doors to conservatory, with windows to either side, two double radiators.

#### Breakfast Kitchen

11'3" x 14' (3.43m x 4.27m)

With a range of matching wall and base units with working surface over, twin drainer single sink unit with mixer tap, space for cooker, two wood look upvc double glazed windows to side elevation, splashback tiling, radiator, continuation of tiled floor, upvc wood look double glazed window to conservatory.

#### Utility

6'10" x 6'10" (2.08m x 2.08m)

With part obscure glazed timber framed door to side, double glazed leaded look timber window to rear elevation, splashback tiling, space and plumbing for washing machine, wall mounted Worcester combination boiler.

#### Conservatory

23'8" x 7' (7.21m x 2.13m)

Timber framed conservatory with double glazed windows and double doors leading to garden, pitched angled polycarbonate roof over, quarry tiled floor.





#### First Floor Landing

With Velux window to front elevation, open tread staircase to attic space, double airing cupboard.

#### Bedroom One (Front)

12'1" x 13'11" (3.68m x 4.24m)

With double glazed leaded windows to front elevation, radiator.

#### Bedroom Two (Rear)

11'10" x 14'2" (3.61m x 4.32m)

With double glazed leaded timber window to rear elevation, radiator.

#### Bedroom Three (Rear)

11'3" x 8'11" (3.43m x 2.72m)

With double glazed leaded timber window to rear elevation, radiator.

#### Family Bathroom

With light green coloured suite to comprise; pedestal wash hand basin, bidet, bath with mixer tap, timber framed leaded look double glazed window to side elevation.

#### Separate WC

With low level WC, coloured suite, leaded look obscure double glazed timber framed window to side elevation, full splashback tiling.

#### Attic Space

With pitched and plastered ceiling, three Velux roofline windows, providing useful open storage.

#### Outside (Front)

Front is principally laid to hardstanding to provide concrete off road parking, double doors to...

#### Garage

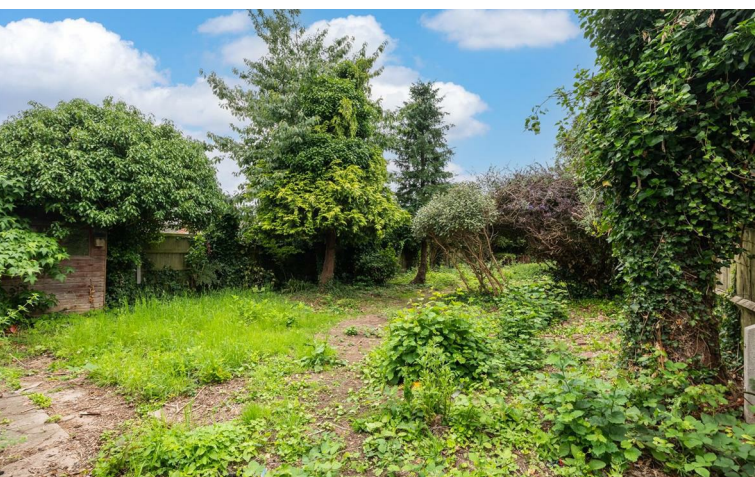
7'5" x 15'4" (2.26m x 4.67m)

With gated side access.

#### Outside (Rear)

A large rear garden surrounded in the main by timber





fencing and hedging with three dilapidated sheds, paved and gated side access leading to the front of the property. At the end of the garden, the garden turns through 90° with an area behind the adjacent property.

#### 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.

#### Council Tax

Council Tax Band E.

#### Location

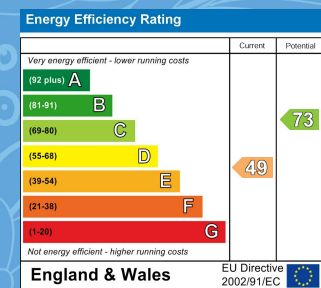
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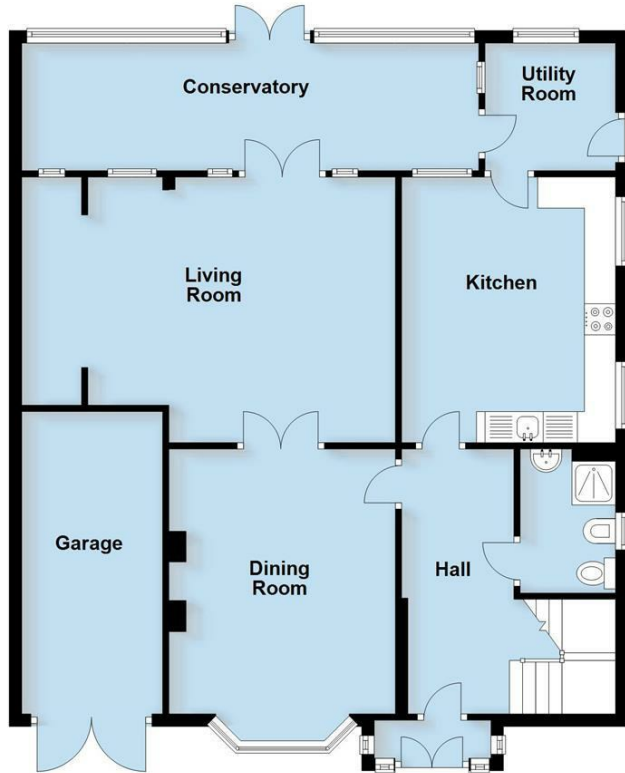
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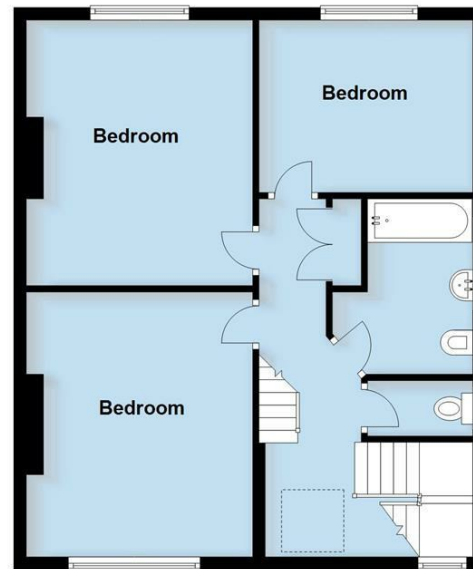
### Ground Floor

Approx. 104.5 sq. metres (1125.1 sq. feet)



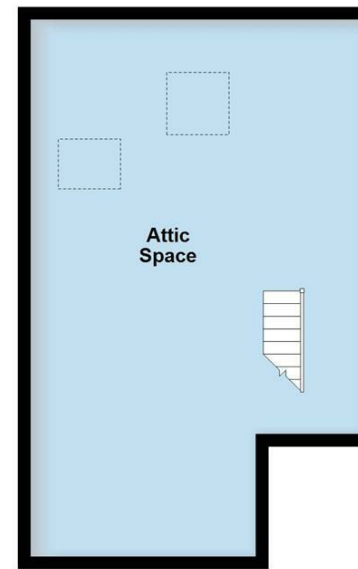
### First Floor

Approx. 61.9 sq. metres (666.7 sq. feet)



### Second Floor

Approx. 42.7 sq. metres (459.5 sq. feet)



Total area: approx. 209.2 sq. metres (2251.3 sq. feet)

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

Total area does not include the Attic Space