



9, Brookfield Road, Leamington Spa, CV32 7NF

A well maintained and recently improved semi-detached bungalow, providing well proportioned gas centrally heated two bedrooomed accommodation, featuring recently refitted kitchen, in highly regarded north/east Leamington Spa location.

Price Guide
£318,500



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[Brookfield Road, Cubbington](#)

Is a popular and established residential location, situated on the periphery of the ever popular Cubbington Village. The property is conveniently sited close to a good range of local facilities and amenities including local shops, schools and a variety of recreational facilities and is conveniently sited for access to the town centre some 2.5 miles distant. This particular location has consistently proved to be very popular.

ehB Residential area pleased to offer 9 Brookfield Road, Cubbington which is an outstanding opportunity to acquire a well maintained and recently improved semi-detached bungalow, providing gas centrally heated and sealed unit double glazed two bedrooomed accommodation, which features a recently refitted breakfast kitchen of note. The property occupies a pleasant position within Brookfield Road, featuring good sized gardens to both front and rear with garage and ample additional off road car parking. The agents consider internal inspection to be essential for the proportions and standard of fitment and presentation to be fully appreciated.

In detail the accommodation comprises:

[Enclosed Storm Porch](#)

With glazed panelled entrance doors with glazed panelled door leading to the...

[Entrance Hall](#)

With radiator, access to roof space with pull down ladder partly boarded with new Vaillant combination gas fired central heating boiler and programmer. Linen cupboard.

[Lounge/Dining Room](#)

18' x 12'1" (5.49m x 3.68m)

Having windows to two aspects with Venetian blinds, radiator, fireplace feature with raised hearth and wood burner, coving to ceiling, TV point.



Refitted Breakfast Kitchen

10'10" x 13'4" (3.30m x 4.06m)

With a good range of base cupboard and drawer units, complimentary rolled edge work surfaces, with single drainer stainless steel sink unit with mixer tap, built-in dishwasher, radiator, strip light, serving hatch to Lounge/Dining Room, large walk-in pantry cupboard with fitted shelves and SMEG stainless steel range (available by separate negotiation), tiled splashback and extractor hood over.

Utility Room

13'6" x 6'6" (4.11m x 1.98m)

Being timber framed with plumbing for automatic washing machine, with work surface and cupboards.

Bedroom One

13' x 10'10" (3.96m x 3.30m)

With feature panelled effect wall, period style radiator, Venetian blind and wall light points.

Bedroom Two

11' x 9'4" (3.35m x 2.84m)

With radiator, Venetian blind, coving to ceiling.

Bathroom/WC

8'6" x 5'10" (2.59m x 1.78m)

With white suite comprising panelled bath, pedestal basin, low flush WC, with tiled splashback shower area, integrated shower unit, rail and curtain, spotlights.

Outside

The front garden comprises shaped lawn with established flower borders, tarmac drive/standing with gates leading to the detached concrete sectional built garage with up-and-over door, personal door, power and lighting.

Rear Garden

Comprising shaped lawn, established flower borders, bounded by close boarded fencing and south facing.

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 NEW gas fired central heating boiler, 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

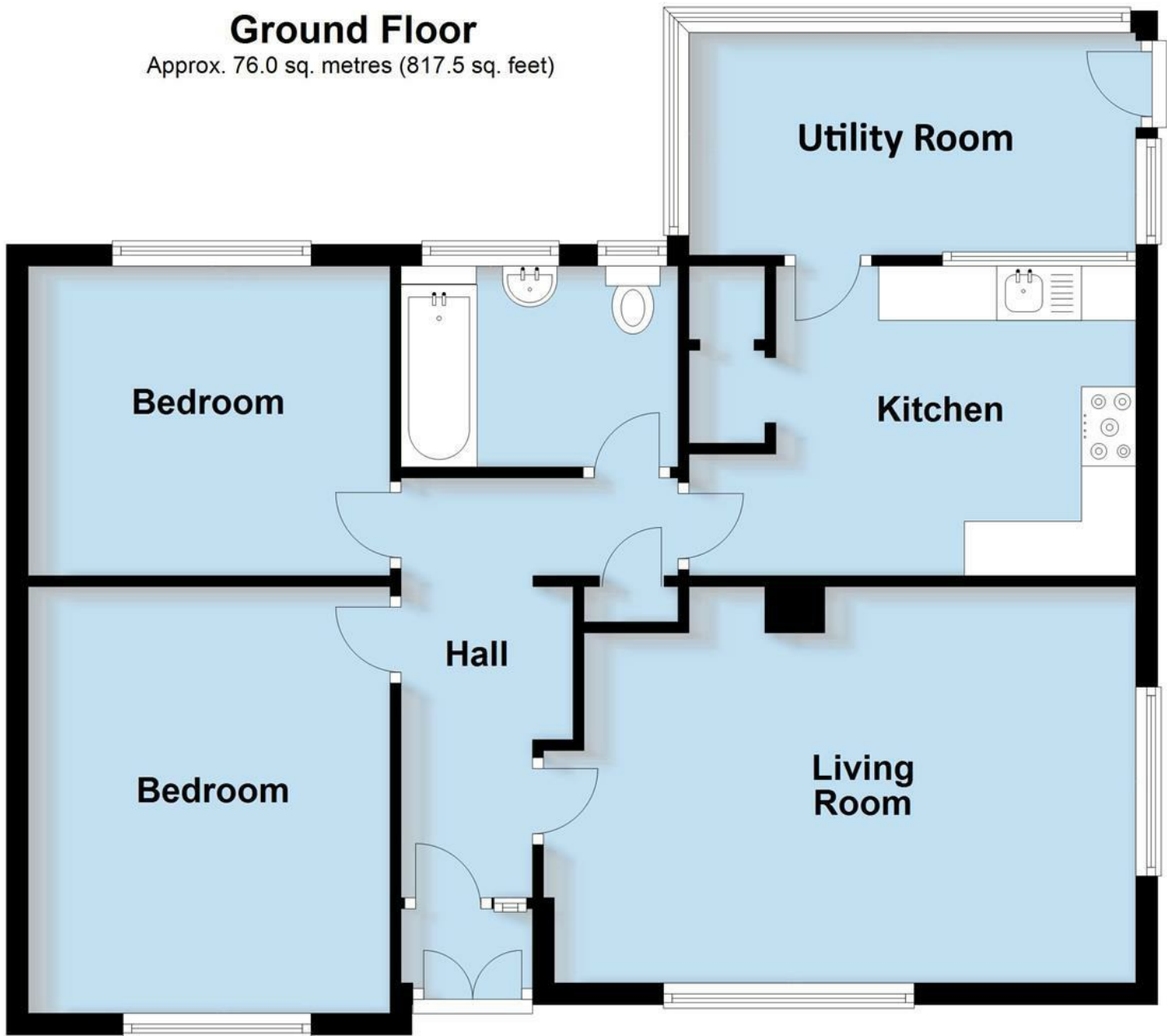
Council Tax Band D.

Location

CV32 7NF

Ground Floor

Approx. 76.0 sq. metres (817.5 sq. feet)



Total area: approx. 76.0 sq. metres (817.5 sq. feet)

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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	
England & Wales	EU Directive 2002/91/EC

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