







An outstanding opportunity to acquire a most attractive, traditionally styled, 1930's built detached family residence, providing well proportioned four bedroomed accommodation on exceptionally large corner plot, providing some scope for modernisation and improvement in highly regarded north east Leamington Spa location.

#### [Cubbington Road](#)

Is a popular and established north east Leamington Spa location comprising many fine individual properties, being conveniently sited approximately

half a mile from the town centre, close to a good range of local facilities and amenities including local shops, well regarded schools for all grades and a variety of recreational facilities. Previous sales experience of this location has proved it to be extremely popular.

Believed to have been originally constructed in 1934 for the builders own occupation. This most attractive individually styled detached family residence, providing spacious four bedroomed accommodation which has the benefit of gas fired central heating, sealed unit double glazing, has been sympathetically

maintained and improved to retain much of the property's original character. A particular feature of the property is the large corner plot which the agents consider gives considerable scope for further extension (subject to the usual consents). Inspection of this unique property is highly recommended.

In detail the accommodation comprises:-

#### [Vestibule](#)

With arched glazed panelled entrance door, Terrazzo tiled floor and timber panelled door leads to the...





### Spacious Galleried Reception Hall

12'4" x 11' (3.76m x 3.35m)

With staircase off, original attractive turned balustrade, oak floor, radiator, understair cupboard. Open to the...

### Dining Room

15'6" x 12' (4.72m x 3.66m)

With bay window, oak floor, stone tiled fireplace and hearth with open grate, radiator, shelf over.

### Sitting Room

12' x 12' (3.66m x 3.66m)

With radiator, timber and glazed panelled doors.

### Lounge

14'9" x 11'8" (4.50m x 3.56m)

With brick fireplace and hearth with open grate, flanked by alcoves with fitted shelves, wall light points, downlighters, radiator with shelf over, oak flooring, patio doors leading to the...

### Conservatory

10'10" x 10'8" (3.30m x 3.25m)

Being upvc framed sealed unit double glazed with French door overlooking rear garden, tiled floor.

### Kitchen

14'3" x 10'9" (4.34m x 3.28m)

With Terrazzo tiled floor, range of base cupboard and drawer units, granite work surfaces, tiled splashbacks, double drainer colour matched inset twin bowl sink unit with mixer tap, "Stoves" Range, Worcester gas fired central heating boiler, radiator, range of high level cupboards, downlighters, plumbing for automatic dishwasher.





#### Utility Room/Conservatory

11'6" x 14'3" max (3.51m x 4.34m max)  
With quarry tiled floor, rolled edge work surface, base cupboard units, fitted shelves, radiator, plumbing for automatic washing machine, access to rear garden.

#### Shower Room/WC

6' x 5'3" (1.83m x 1.60m)  
With quadrant tiled shower cubicle with integrated shower unit, low flush WC, wash hand basin, quarry tiled floor, radiator, being fully tiled.

#### Stairs and Galleried Landing

With original attractive turned balustrade, built-in cupboard.

#### Bedroom

15'6" x 12' (4.72m x 3.66m)  
With bay window, radiator, double built in wardrobe, hanging rail, shelf, cupboard over.

#### Bedroom

14'6" x 10'10" (4.42m x 3.30m)  
With two double built-in wardrobes, hanging rails, cupboards over, radiator, vanity unit with wash hand basin.

#### Bedroom

10'10" x 7'6" (3.30m x 2.29m)  
With radiator.

#### Bathroom/WC

7'3½ x 6'3" (2.21m x 1.91m)  
Being half tiled with tiled shower area, coloured suite comprising; panelled bath, pedestal basin, low flush WC, integrated shower unit and screen, radiator.

#### Bedroom

12' x 12' (3.66m x 3.66m)  
With double radiator, vanity unit incorporating wash hand basin.





#### Attached Garage/Workshop

7'6" red to 6'2" x 27'10" (2.3m red to 1.89m x 8.5m)  
With up-and-over door, power, lighting and personal door.

#### Outside

The property occupies a very generous corner plot with block paved drive/car parking facility, shaped lawned front garden, established flower borders, well screened by fencing and established hedge, with large side and rear garden, further shaped lawns, established flower borders, large ornamental pool,

paved patio, a variety of established trees, bounded by close boarded fencing and established foliage.

#### 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 G.

#### Location

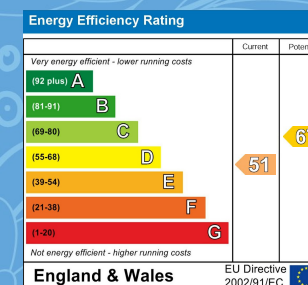
CV32 7AP



- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office  
Somerset House  
Clarendon Place  
Royal Leamington Spa  
CV32 5QN

01926 881144 [ehbresidential.com](http://ehbresidential.com)



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



Total area: approx. 178.0 sq. metres (1916.1 sq. feet)

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