

**ehB**  
RESIDENTIAL

Your Property - Our Business



12, Pear Tree Road, Cubbington, Leamington Spa

Asking Price  
£220,000





An attractive, modern, two double bedroomed maisonette situated in this popular recent development by Bellway Homes in Cubbington. Boasting superb open plan kitchen/dining/living and tandem parking space for two cars.

#### Briefly Comprising;

Private entrance hallway and staircase to first floor landing, superb open plan living/dining/kitchen with integrated appliances. Two double bedrooms, white modern fitted bathroom. Gas radiator heating, upvc double glazing. Landscaped front garden. NO CHAIN.

#### Pear Tree Road

Offers a rare opportunity to acquire a modern, purpose built maisonette set in this attractive mixed development of predominantly houses, in this popular part of Cubbington. Offering easy access to both the village centre and also open countryside around, and then back into Lillington and Leamington itself only a

short drive away. This particular property is well presented and maintained and would suit a variety of buyers such as first time buyers, investors or downsizers.

#### The Property

Is approached via a paved path to Canopy Porch with composite obscure double glazed entrance door giving access to...

#### Private Entrance Vestibule

With wood look LVT flooring, staircase rising to...

#### First Floor Landing

With two multi paned look upvc double glazed windows to front elevation, radiator.

#### Open Plan Living/Dining/Kitchen

16' max red to 12'12 in kitchen area x 16'8" max (4.88m max red to 3.66m in kitchen area x 5.08m max)  
Being open plan yet forming distinctive areas.

#### Living/Dining Space

With media point, multi paned upvc double glazed window to side elevation, two radiators, continuation of wood look LVT flooring, door to...

#### Store Cupboard

With wall mounted Ideal Logic combi boiler and fuse box, providing useful storage.

#### Kitchen Area

With a range of grey contemporary wall and base units with contrasting working surface over with matching upstands, sink drainer unit with mixer tap, inset four point Zanussi gas hob with Zanussi oven and stainless filter hood over, stainless splashback, Concealed fridge freezer. Concealed Bosch dishwasher and concealed Zanussi washer dryer. Upvc multi paned style double glazed window to rear elevation, downlighter points to ceiling to kitchen area.





#### Bedroom One

9'5" x 11'9" (2.87m x 3.58m)

With upvc multi paned style double glazed window to rear elevation and radiator.

#### Bedroom Two

9'6" x 7'11" (2.90m x 2.41m)

With upvc multi panelled style double glazed window, radiator.

#### Bathroom

Fitted with a contemporary, attractive white Roca suite to comprise; pedestal wash hand basin with mono-mixer, low level WC with concealed cistern, bath with mixer tap and Mira thermostatic shower, full splashback tiling to bath and shower area, half height to the remainder of the splashback areas. Upvc obscure double glazed window to rear elevation, tiled floor, extractor, downlighter points to ceiling.

#### Outside

To the front of the property is a small cottage style fore garden with

attractive bushes and plants, with space for a bench. The border extends to the side of the property.

#### Parking

Immediately to the rear of the property is a tandem tarmac two length car parking space with electric car charging point.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Apr 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be leasehold being with a share of the freehold, although we have not inspected the relevant documentation to confirm this. We understand there to be 999 year lease (1/08/2020) with 994 years remaining on the lease, there is no service charge and ground rent is peppercorn. Please verify this information with your legal advisers. Further details upon request.

#### 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

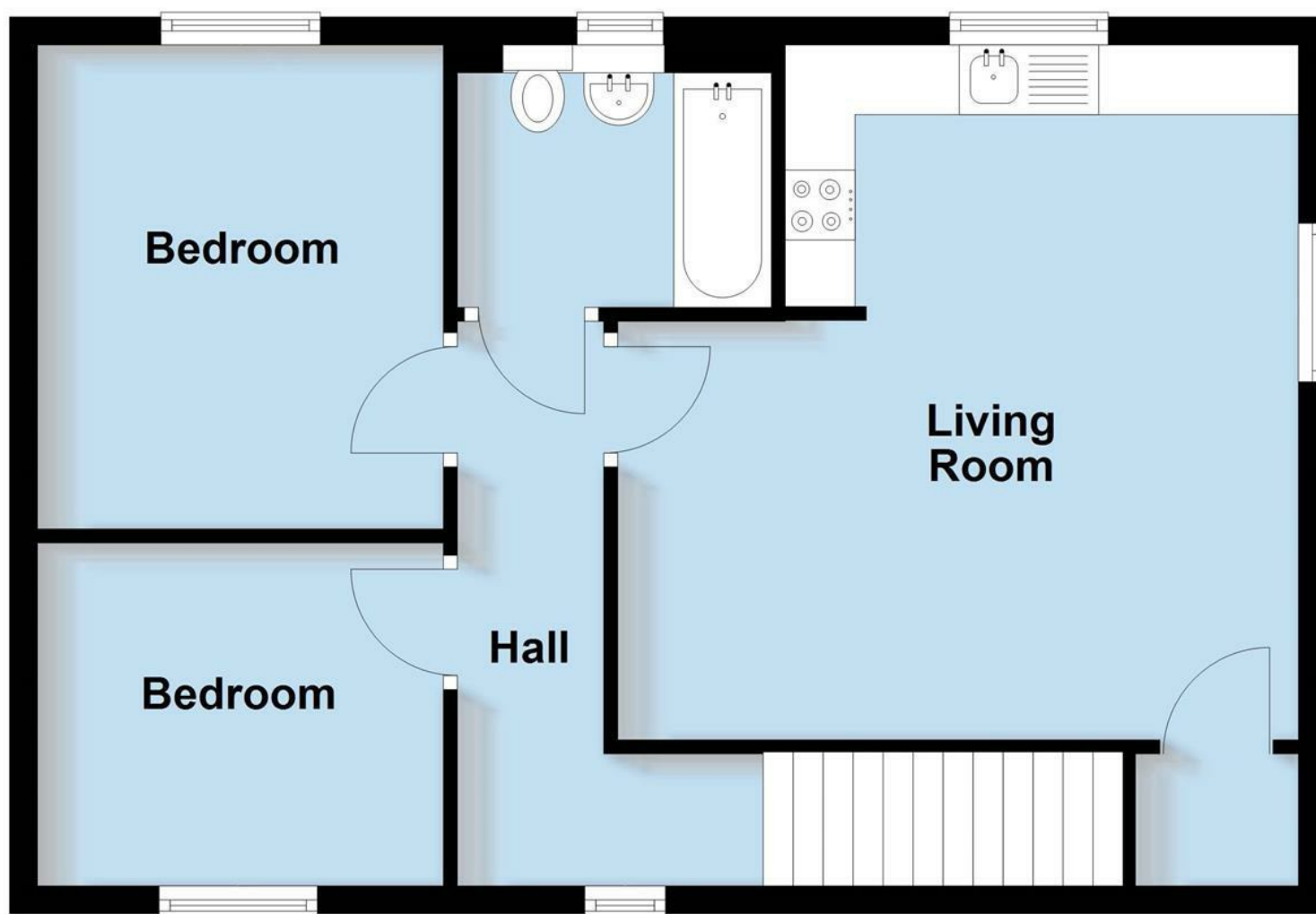
Council Tax Band B.

#### Location

CV32 7LF

# First Floor

Approx. 54.5 sq. metres (586.6 sq. feet)



Total area: approx. 54.5 sq. metres (586.6 sq. feet)

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

Your Property - Our Business

- 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)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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