





A particularly well maintained semi-detached chalet style bungalow, providing spacious three bedroomed accommodation, featuring well fitted kitchen, large garden and garage, in highly regarded North East Leamington Spa location.

Ladycroft

Is a popular and established cul-de-sac location, situated within a short walking distance of Cubbington village centre which contains a good range of local facilities and amenities including shops, schools and a variety of recreational facilities. Cubbington itself is conveniently sited approximately three miles to the North East of the town centre of Leamington Spa.

ehB Residential are pleased to offer 24 Ladycroft, Cubbington, which is an opportunity to acquire a particularly well maintained semi-detached chalet bungalow, providing gas centrally heated and sealed unit double glazed three bedroomed accommodation, which features a well fitted kitchen, large established garden which includes a garage and good off road additional parking. The property is offered with IMMEDIATE VACANT POSSESSION and inspection is highly recommended.

In detail the accommodation comprises:-

Ground Floor

Recessed porch

Entrance Hall

With radiator, staircase off, wood effect laminate flooring.

Lounge

21' x 13' (6.40m x 3.96m)

With patio doors overlooking rear garden, fireplace feature with stone inset and hearth, fitted gas fire and connection, coving to ceiling, two radiators, TV point.

Fitted Dining Kitchen

10' x 9' (3.05m x 2.74m)

With extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, tiled splashbacks, matching range of high level cupboards, built-in meter cupboard, built-in four ring stainless steel hob with extractor hood over, built-in double oven, washing machine, built-in breakfast bar with cupboards under containing fridge, with tiled floor, 1/2 glazed rear door, radiator, coving to ceiling and downlighters.

Bedroom One/Dining Room

12' x 11' (3.66m x 3.35m)

With radiator including brand new fitted carpet.

Bedroom Two

12' x 11' (3.66m x 3.35m)

With understairs cupboard, radiator.

Bathroom/WC

7' x 6' (2.13m x 1.83m)

Being tiled with panelled bath with mixer tap, pedestal basin, mixer tap, low flush WC, tiled floor, chrome heated towel rail, airing cupboard containing gas fired combination boiler, fitted electric Mira shower and shower screen.

Stairs and Spacious Landing/Study/Office Area

With balustrade, access to useful eaves storage facility, previously used as a Study Space.

Bedroom Three

14' x 12' plus w'robes (4.27m x 3.66m plus w'robes)

With radiator, access to storage in eaves, built-in wardrobes with hanging rails, cupboards over.



Outside (Front)

The front of the property is principally laid to lawn with tarmac drive providing ample off-road car parking for two cars, leads to the...

Detached Concrete Sectional Built Garage

19' x 10' (5.79m x 3.05m)

With up and over door and personal door.

Outside (Rear)

Larger than average garden is a particular feature of the property, being well established with shaped lawn flower borders and paved patio. Surrounded by close close boarded fencing, well screened by established foliage with greenhouse and timber garden shed,

Mobile Phone Coverage

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

Location

24 Ladycroft
Cublington
Leamington Spa
CV32 7NH

Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



First Floor

Approx. 24.6 sq. metres (265.3 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 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		
(81-91) B		
(69-80) C		
(55-68) D		
(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