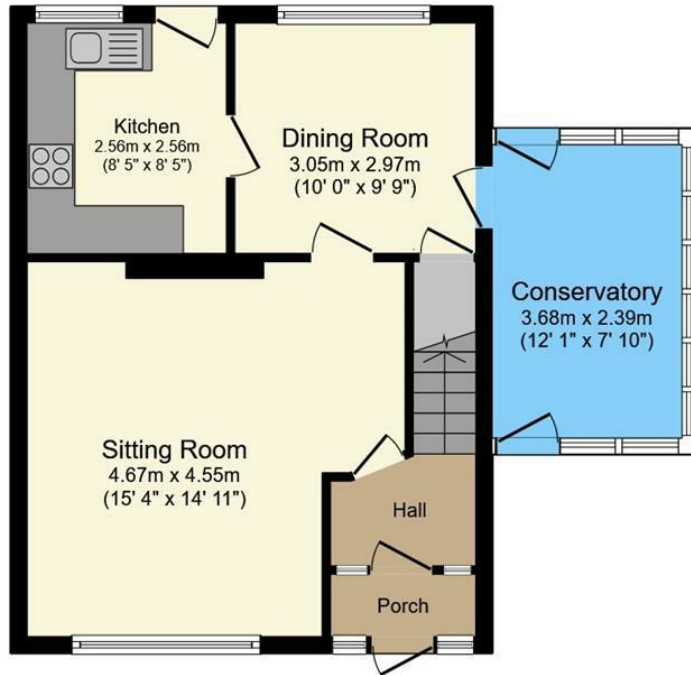


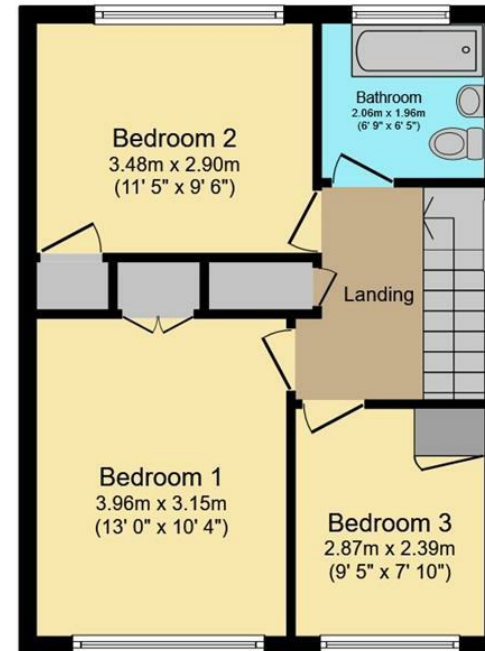
Peter Clarke



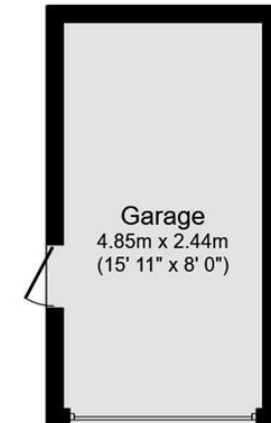
51 New Street, Cubbington, Leamington Spa, CV32 7LA



**Ground Floor**



**First Floor**



**Garage**

Total floor area 108.6 m<sup>2</sup> (1,169 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



- Spacious Three Bedroom Home
- Family Bathroom
- Two Generous Reception Rooms
- Conservatory
- Modern Fitted Kitchen
- Driveway Parking For Two Cars
- Single Garage
- Extension Potential Subject To Planning
- NO FORWARD CHAIN
- EPC Rating



Offers In Excess Of  
£335,000

A spacious, well presented and ideally positioned, three bedroom family home situated on a larger than average plot offering lawned gardens to three sides, and scope for extension (subject to planning). Having internal accommodation including entrance hall, living room, dining room, modern kitchen, and conservatory. To the first floor are three bedrooms and a family bathroom. Outside the property has a lawned fore garden, a large lawned side garden and private lawned rear garden with paved terrace. Beyond the garden is a private tarmac drive for two cars and a detached single garage. NO FORWARD CHAIN.

#### Approach

Accessed from New Street via a paved footpath leading to the Double glazed front door.

#### Porch

The porch opens into the hall via a double glazed internal door

#### Hall

Benefitting from a cloaks cupboard and having stairs rising to the first floor, with internal door opening into the living room.

#### Living Room

A spacious reception room with feature fireplace, large double glazed window to the front elevation and internal door leading into the dining room.

#### Dining Room

This well proportioned dining room benefits from a useful understairs storage cupboard, and has a rear facing window looking out over the lawned rear garden. With internal doors leading to the kitchen and conservatory.

#### Kitchen

Featuring a modern kitchen comprising wall and base mounted units with contrasting work surfaces over and having an inset sink and drainer, freestanding cooker and providing space for washing machine and upright

fridge freezer. In addition there is a rear facing double glazed window overlooking the rear garden and further double glazed access door opening onto the paved rear terrace.

#### Conservatory

A UPVC double glazed and heated conservatory situated to the side of the property and accessed from the dining room with access doors leading to both front and rear elevations.

#### To The First Floor

#### Bedroom One

a well sized double bedroom with front facing window and double front built in wardrobe.

#### Family Bathroom

Featuring a white suite comprising pedestal wash hand basin, low level W.C and panelled bath with shower over. Having a fixed glass screen, ceramic tiling and an obscured double glazed window.

#### Bedroom Two

Another double room, this time facing to the rear offering elevated views of the rear garden and featuring a double fronted built in wardrobe.

#### Bedroom Three

The third bedroom is a good single and has a built in storage wardrobe and front facing double glazed window.







## Outside

### To The Front

To the front of the property is a well maintained and lawned fore garden and footpath leading to the front door, this is open to the lawned side garden.

### To The Side

A sizeable lawned side garden, offering scope for extension (subject to obtaining planning permission) with footpath leading from the driveway and side gate opening into the rear garden.

### To The Rear

To the rear of the property is a lovely fence enclosed and private lawned rear garden with large paved rear dining terrace and paved footpath leading to the single garage.

### Driveway & Garage

situated to the rear of the property and comprising a tarmac driveway offering off road parking for two cars with a detached single garage with both power and lighting and having a side access door opening into the rear garden.

### General Information

TENURE: Freehold

SERVICES: We have been advised by the vendor that mains gas , electric, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: 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 same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band D

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





Multi-award winning offices  
serving South Warwickshire & North Cotswolds

Myton Road, Leamington Spa, Warwickshire, CV31 3NY  
Tel: 01926 429400 | [leamington@peterclarke.co.uk](mailto:leamington@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

Peter Clarke

