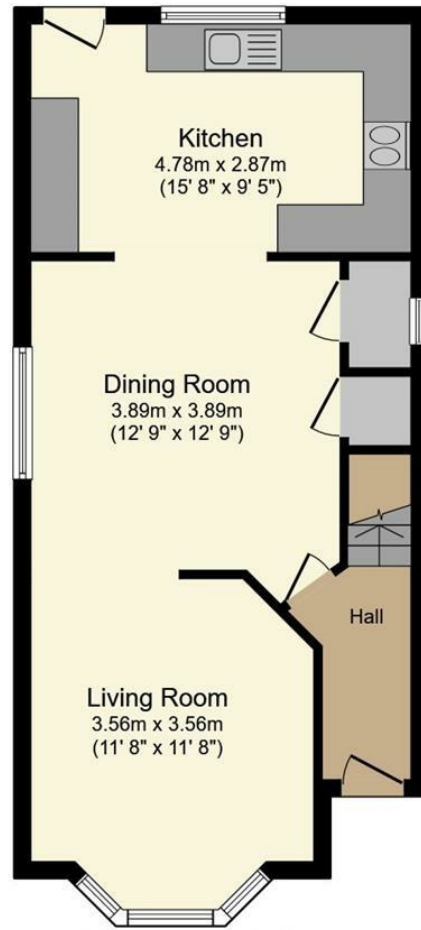


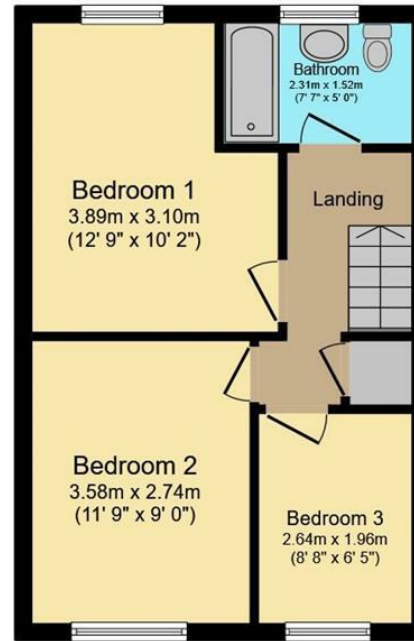
Peter Clarke



1 Kenilworth Road, Cubbington, Leamington Spa, CV32 7TN



Ground Floor



First Floor

Total floor area 86.0 m² (926 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



- Three bedrooms
- Open plan living
- Newly fitted kitchen
- Large driveway
- Living room
- Dining room
- Sought after location



Offers Over £375,000

This is a beautifully presented and sizable family home set in a popular location in Cubbington, Leamington Spa. This is conveniently positioned being within easy reach of local transport links, schools, amenities, and Leamington town centre. The property is very well presented throughout, comprising an entrance hall, open plan living and dining room, modern kitchen, three bedrooms, family bathroom, large driveway, and rear garden.

APPROACH

With a large driveway with parking for approximately four cars, lawned garden and path leading to the front door

ENTRANCE HALL

With stairs leading to the first floor.

LIVING ROOM

A bright and airy space with bay window to the front and television point. This is open to the: -

DINING ROOM

With window to the side, pantry cupboard, under stairs storage cupboard and large space for dining table and chairs. This is open to the: -

KITCHEN

A modern and recently refitted kitchen with wall and base mounted shaker style units with solid wooden worksurface over, integrated electric oven and induction hob with extractor over, integrated fridge freezer, space and plumbing for washing machine and dishwasher, window and door to the rear leading to the garden.

BEDROOM ONE

A good sized double room with window to the rear.

BEDROOM TWO

Another double room with window to the front.

BEDROOM THREE

With window to the front.

FAMILY BATHROOM

A modern suite with vanity sink, WC, bath with mains fed shower over with dual shower heads and window to the rear.

GARDEN

A southerly facing garden, mainly laid to lawn with fence borders, patio and gated side access.

GENERAL INFORMATION

TENURE: The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

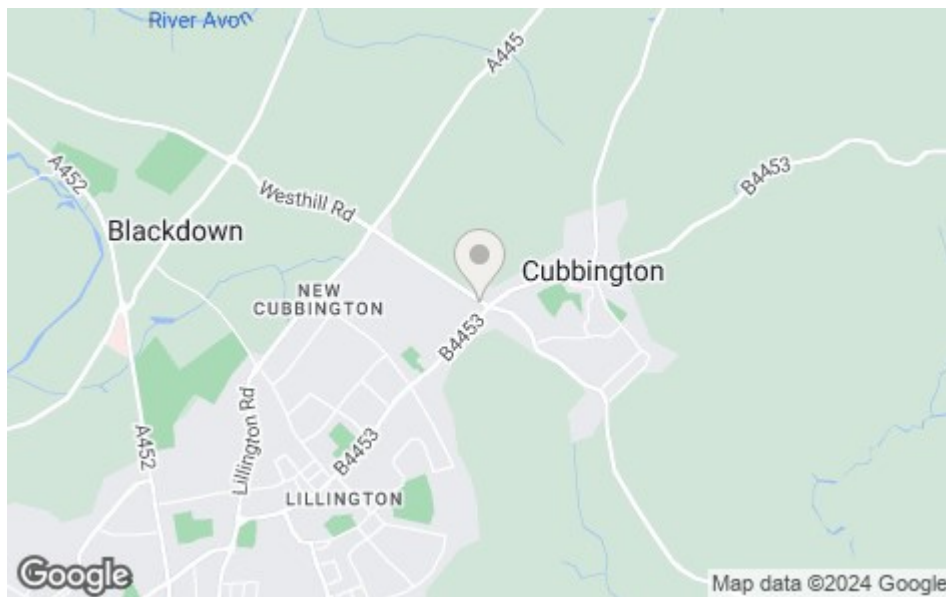
SERVICES: We have been advised by the vendor that mains gas, electric, water, drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

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.

VIEWING: By Prior Appointment with the selling agent.



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.





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