



RUGBY ROAD, CUBBINGTON

complete ●●●
SALES & LETTINGS



EVEREST

9

INGFIELD



*****RE-AVAILABLE - OPEN HOUSE SATURDAY 27TH JULY - PLEASE CALL TO BOOK APPOINTMENT *****

Welcome to this charming Victorian terraced house located on Rugby Road in Cubbington, dating back to 1897, this Victorian gem exudes character and history. This delightful property boasts two cosy reception rooms, perfect for relaxing with family or entertaining guests. With two bedrooms, there is ample space for a small family, a couple, or even as a peaceful retreat for an individual. The property also features an upstairs bathroom. Outside this house provides parking for one vehicle at the front of the property with further one street parking available nearby. The rear of property features a lovely garden with a delightful patio area, perfect for enjoying a cup of tea on a sunny afternoon. Situated in a sought-after location, this house provides easy access to local amenities and transport links.



To view the Dolls House 3D tour please use the following link
<https://my.matterport.com/show/?m=ToxUDt7h5FG>

Entrance Hall

Having wooden front door with obscured glass panel, tiled flooring, understairs storage cupboard, central heating radiator, stairs to the first floor and doors to the kitchen and lounge/diner.

Lounge/dining Room

Spacious, open plan lounge/dining room with a wealth of character features including two log burners and picture rails, wood effect flooring, central heating radiators, double glazed window to the front aspect and ceiling light points.



Kitchen

With fitted wall and base units, wood effect work surfaces, tiled splash back, gas cooker and four ring hob, central heating radiator, ceramic sink and drainer with mixer tap, double glazed window to the rear aspect, door to guest WC/utility and door to boot room/utility.

Guest WC/ Utility

Having tiled flooring, space for a washing machine and tumble dryer, low level flush WC, ceramic hand wash basin with towel rail beneath and obscured window to the rear aspect.

Family Bathroom

Fitted with a four piece suite comprising freestanding roll top bath with mixer tap, corner shower cubicle with rainfall shower and fully tiled, low level flush WC, ceramic hand wash basin, wood flooring, heated towel radiator, extractor fan and double glazed window to the rear elevation.



Bedroom One

A well sized double bedroom full of character with feature fire, painted wooden floorboards, bay window, wall mounted radiator and pendant light point.

Bedroom Two

Good sized second double bedroom with feature fireplace, central heating radiator, double glazed window to rear elevation, wood flooring and ceiling light point.

Hallway & Landing

The stairs lead from the hallway with loft access and doors to the family bathroom and both bedrooms.

Driveway & Parking

Gravel driveway for one car and further on street parking.

Rear Garden

Fenced and secure garden with patio area leading to lawn and pathway to shed and gated side access.

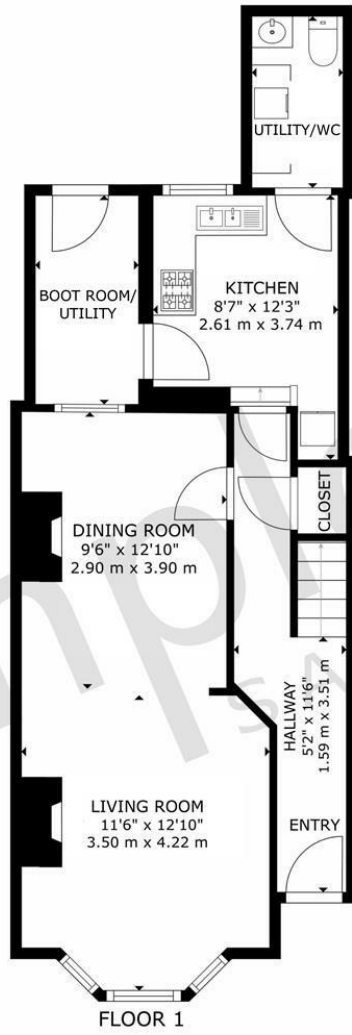


Location

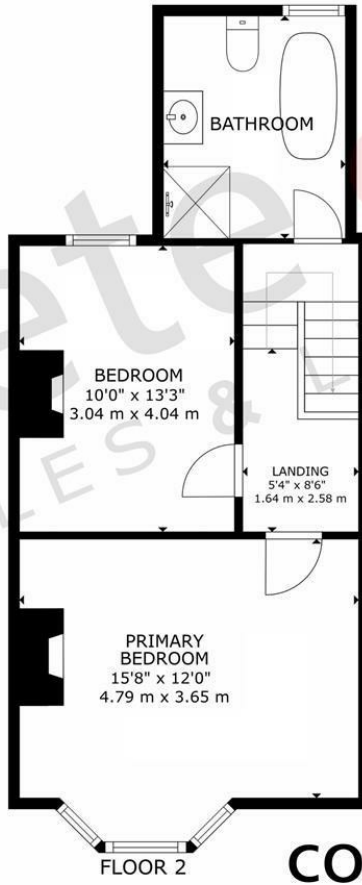


This property is well positioned in Cubbington just North/East of Leamington Spa, close to Telford Infants & Juniors Schools, two primary schools in Cubbington and the popular North Leamington School- Leamington Spa also has a range of further state and private and grammar schools in the area to suit most requirements including Warwick Boys as well as Warwick Prep and Kings High School for Girls in Warwick. The town has beautiful parks and a popular array of bars, cafés and boutique shops on offer. It is ideally situated for the commuter, with the A46 and the M40 close by. There is an excellent rail service from Leamington station and Warwick Parkway with trains running to both Birmingham and London Marylebone.





GROSS INTERNAL AREA
 FLOOR 1: 503 sq. ft, 46 m², FLOOR 2: 549 sq. ft, 51 m²
 TOTAL: 1,052 sq. ft, 97 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

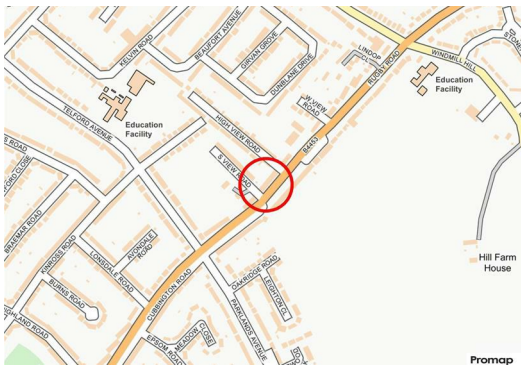
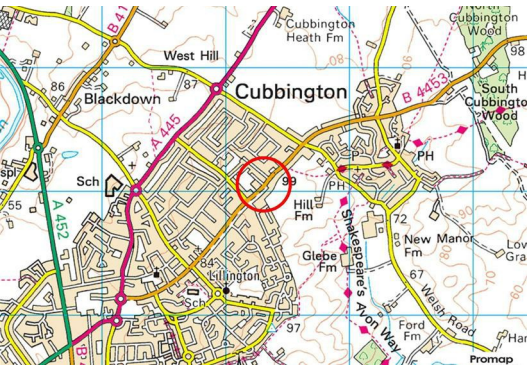


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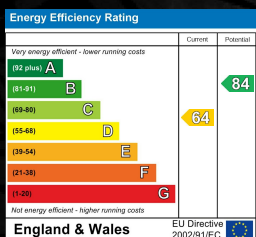


- Stunning Period Property
- Guest WC & Utility
- Feature Fireplaces
- Rear Garden
- Driveway For One Vehicle
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Upstairs Bathroom With Four Piece Suite
- Close To Town Centre
- Popular North Leamington Location



RUGBY ROAD, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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