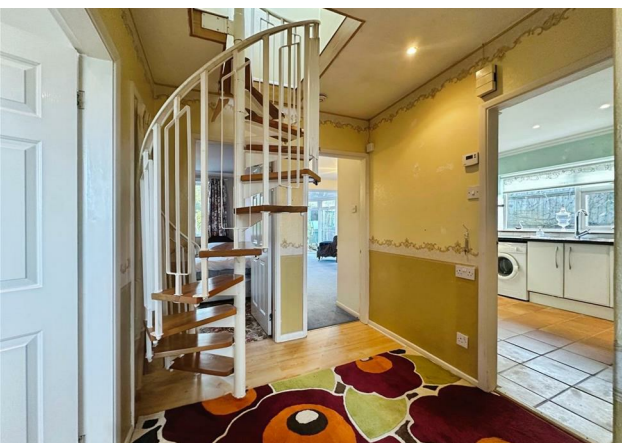




ROXBURGH CROFT, NEW CUBBINGTON

complete ● ● ●
SALES & LETTINGS





A two bedroom 1960's semi-detached bungalow, situated in a delightful cul-de-sac of bungalows just off Stirling Avenue in the very popular New Cubbington area of North/East Leamington. The property is in need of some modernisation and comprises of entrance hall, two double bedrooms, a kitchen, shower room and a lounge diner. A spiral staircase leads to the loft. There is a large South-West facing rear garden and parking for 2 cars. This bungalow had a new roof in 2023 and is offered with no onward chain.

It's in the details...

Entrance Hall

Timber and glazed door leads into the hallway, which has timber effect laminate flooring and panel doors through to the two bedrooms, kitchen, bathroom and lounge diner. There is a spiral staircase leads to a loft space with a Velux window. There are other compartments in the loft- one for storage and one with the gas boiler.

Lounge Diner

A spacious lounge diner, with wall lights, a radiator and an opening through to the conservatory style dining area- with uPVC double glazed windows with a great view of the garden, also has a uPVC double glazed door.

Kitchen

With a white fitted kitchen with dark worktops, which includes a double bowl stainless steel sink with a large mixer tap. Space and plumbing for a washing machine, space for an under-counter fridge, under-cabinet lighting, a four ring electric hob with an extractor over. There is tiled flooring, white bevel edge tiled splash-back and a uPVC double glazed window to the side.

Bedroom One

A spacious double bedroom, with a uPVC double glazed window to the front. Timber effect laminate flooring, down-lights and a radiator.

Bedroom Two

A double bedroom with a uPVC double glazed window overlooking the rear garden. Radiator and coving.

Shower Room

Fitted with a glass door shower enclosure, with an electric shower, light and an extractor. There is a large vanity storage unit with sink and mixer tap. A vanity unit with large worktop runs the length of the room, opposite a chrome towel radiator, a radiator and toilet. There are down-lights and a uPVC double glazed window.

Rear Garden

There is a large rear garden, which has a formal area of green lawn, with curved bedding borders and a pathway that leads to an area which has trees and lots of bushes, a pond, a shed and small pergola and a deep area behind which has a lot of small trees and large bushes.

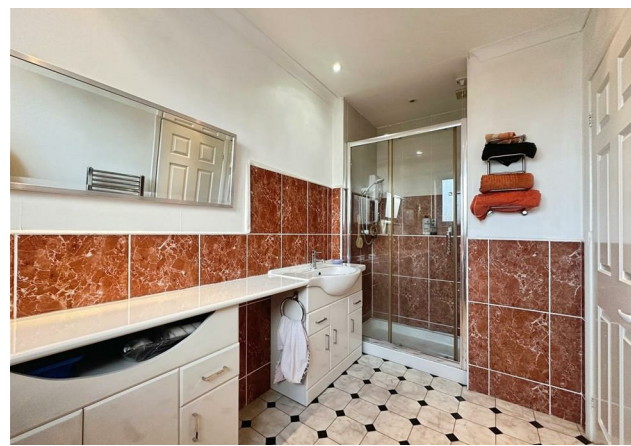
Front & Drive

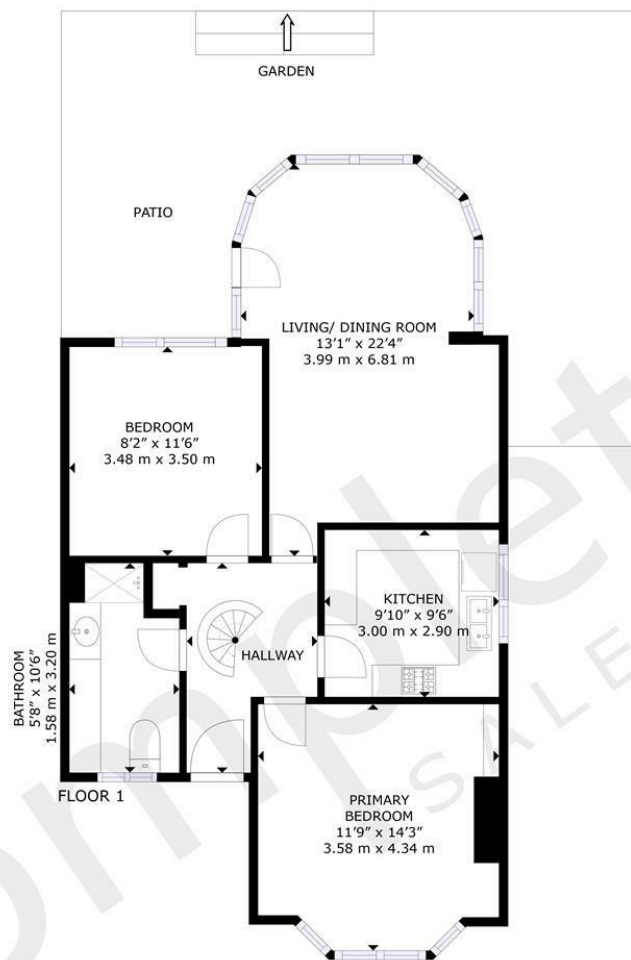
The front has an off street parking with tarmac surface for two cars, with a large area planted with shrubs and flowers. At the side, there is a timber door and fencing secured access to the rear garden and shed.



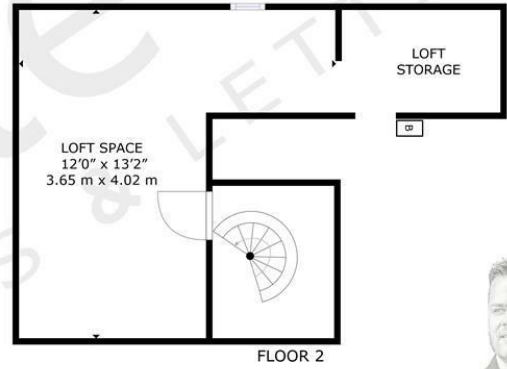
Location

This cul-de-sac is situated just off the beautiful tree-lined Stirling Avenue- a highly sought-after position to the Northeast of Leamington Spa, sitting within the catchments to Telford School and North Leamington School with easy access in and out of the vibrant town centre with all it has to offer. The beautiful Warwickshire countryside is minutes away in one direction with the town centre minutes away in the opposite direction. There is also an abundance of local amenities close by and is on a local bus route for an easy commute into Leamington Spa or surrounding areas.





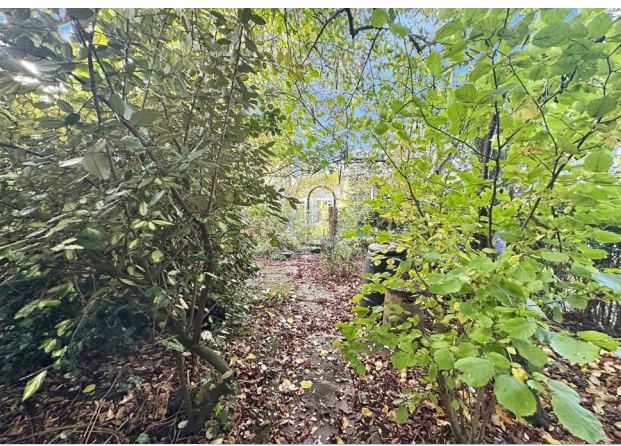
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GROSS INTERNAL AREA
TOTAL FLOOR 1: 953 sq. ft 88.6 m²,
LOFT 149 sq. ft, 13 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

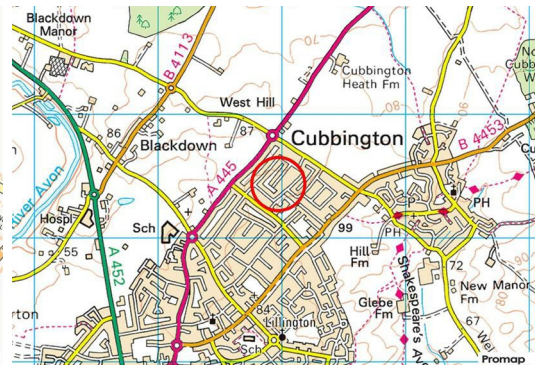
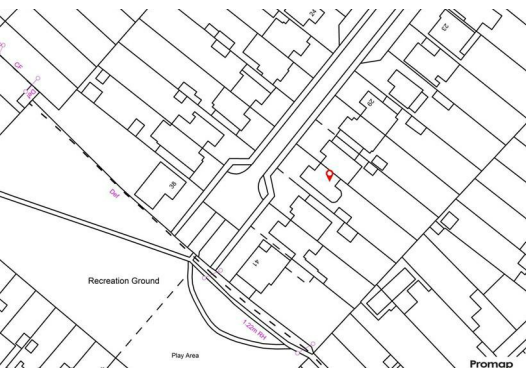
The Leamington Property Expert





- Semi Detached Bungalow
- Two Bedrooms
- Shower Room
- Spiral Staircase To Loft
- Mature Garden With Two Sheds

- 1960's Cul-De-Sac
- Lounge Diner
- In Need Of Modernisation
- Large South West Garden
- No Chain - North East Leamington



ROXBURGH CROFT, LEAMINGTON SPA

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			64
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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