



GUIDE PRICE
£300,000
South View Road
Leamington Spa, CV32 7JD

PROPERTY SUMMARY

31 South View Road, Cubbington

There's more to this 21-year-old 'new' home than meets the eye. Located in the popular residential area of Cubbington, northeast of Leamington Spa town centre, this deceptively spacious property offers over 1,000 square feet of well-planned accommodation across three floors. Its tall ridge height is a subtle hint at the generous living space within.

Location

3



2



1







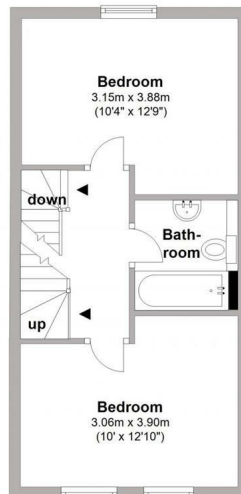
Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)



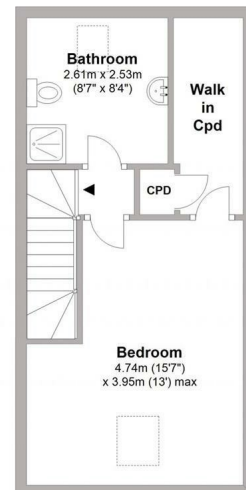
First Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



Second Floor

Approx. 32.7 sq. metres (351.5 sq. feet)



Total area: approx. 99.8 sq. metres (1074.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
8a Regent Street
Leamington Spa
Warwickshire
CV32 5HO

OFFICE DETAILS
01926 354 400
leamington@handlesproperty.co.uk