



Double fronted 3 bed.

In need of modernisation 57 Stonehouse Close
Cubbington
Royal Leamington Spa
CV32 7LR


MARGETTS
ESTABLISHED 1806

Offers Over £250,000

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Front door opens into a

RECEPTION HALL

with staircase leading to the first floor landing.

THROUGH LOUNGE

16'11" x 9'6"

with double glazed windows both to the front and rear, central heating radiator, and fire setting with gas fire (not tested).

DINING ROOM

10'0" x 9'7"

with radiator, double glazed window, telephone connection point and large opening through to the

KITCHEN

8'8" x 6'5"

with sink, work surfacing, plumbing for washing machine, double glazed rear window, wall mounted Potterton Netaheat electronic gas fired central heating boiler. (This is currently capped off and therefore not in working condition).

UNDERSTAIRS STORAGE AREA

with pantry cupboard.

FIRST FLOOR LANDING

with double glazed rear window and door opening to storage cupboard currently housing the water cylinder which is not tested.

Offers Over £250,000

Offered with no chain and in need of considerable updating and improvement. This roomy, double fronted, three bedroom, semi-detached family home occupies a wider than average plot and represents an excellent opportunity to create a stunning family property in this sought-after village.



BEDROOM ONE - FRONT

12'10" x 9'6"

with double glazed window and radiator.

BEDROOM TWO - FRONT

11'1" x 9'6"

with radiator and double glazed window.

BEDROOM THREE - REAR

9'10" x 7'1"

with access to the roof space, radiator and double glazed window.



BATHROOM

has a panelled bath, wash hand basin and obscured double glazed window.

SEPARATE WC

with obscured double glazed window.



OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a much larger than average garden with shaped lawns set behind a hedgerow and with gate leading to the front of the property.

COVERED SIDE PASSAGE

This passage gives access to a

COAL HOUSE AND FURTHER STORE

6'11" x 3'8"

REAR GARDEN

mainly laid to lawn.

LARGE TIMBER GARDEN SHED

GENERAL INFORMATION

We understand the property is freehold and all mains services are connected.

Copy of title documents awaited.





**57 Stonehouse Close, Cubbington, Royal Leamington Spa,
CV32 7LP**



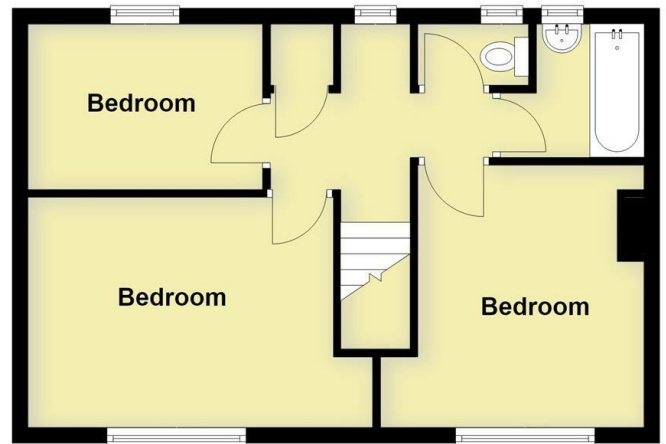
Ground Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 89.1 sq. metres (959.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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