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12, Cowdray Close, Leamington Spa







A spacious and mature, extended, three bedroomed semi detached property, situated in this convenient cul-de-sac location.

Briefly Comprising;

Enclosed canopy porch, entrance hallway, living room with interconnecting doors to dining room, ground floor wet room style shower room, modern fitted kitchen, large conservatory with utility area. First floor landing, two spacious double bedrooms, good size third. White fitted bathroom. Upvc double glazing. Long narrow garage to side. Large prefabricated garden store. Lawned and patioed rear garden. Brick block paved driveway. NO CHAIN.

This extended and spacious family property offers useful conservatory addition to the rear as well as a ground floor shower room, three bedrooms on the first floor and attractive cul-de-sac position with the canal to the rear, and offering convenient access for local schools and shops. Over recent years this cul-de-sac has proven to be popular.

The Property

Is approached via brick block paved driveway.

Enclosed Entrance Porch

With upvc double glazed entrance door, matching windows to side, tiled floor. Timber framed, double glazed door with double glazed windows in the adjacent timber surround, giving access to...

Entrance Hallway

Downlighter points to ceiling, staircase rising to first floor landing, radiator, tiled floor. Door to useful understairs store cupboard.

Living Room (Front)

11'10" x 15'7" (3.61m x 4.75m)

With upvc double glazed window to front elevation, feature fireplace surround with open fire, wall light points, coved cornicing, sliding double doors to...







Dining Room
11'11" x 8'11" (3.63m x 2.72m)
With double glazed, sliding doors to conservatory, double radiator. Door to...

Ground Floor Shower/Wet Room
6'6" x 8'7" (1.98m x 2.62m)
With white low level WC, wash hand basin, double radiator, walk-in shower area with electric Mira shower, wet room style floor, full splashback tiling to all walls, three upvc obscure double glazed windows, downlighter points to ceiling, extractor.

Conservatory
10'11" x 15'8" (3.33m x 4.78m)
With pitched Victoriana style double glazed roof, double doors with double glazed windows leading to the garden, tiled floor, glazed door to kitchen. Run of working surface providing utility area with sink drainer unit, and space and plumbing for washing machine.

Kitchen
8' x 10'7" (2.44m x 3.23m)
With a range of matching wall and base units, with sink drainer unit with mixer tap, space and plumbing for dishwasher, Inset four point gas hob with oven below and concealed filter hood over, concealed refrigerator, downlighter points to ceiling, tiled floor, tiled walls.

First Floor Landing
With hatch to roof space, door to cupboard housing Worcester combination boiler and radiator below.

Bedroom One (Front)
12' x 13'2" (3.66m x 4.01m)
With upvc double glazed windows to front elevation,







coved cornicing, double radiator. Door to cupboard housing shelving.

Bedroom Two (Rear)
11'11" x 11'7" (3.63m x 3.53m)
With coved cornicing, double glazed window to rear elevation, radiator.

Bedroom Three
8'1" x 8'3" including small staircase bulkhead (2.46m x 2.51m including small staircase bulkhead)
With upvc double glazed window to front elevation, double radiator.

Bathroom
Fitted with a white suite to comprise; low level WC with concealed cistern, wash hand basin, bath with mixer tap, with wall mounted electric shower over, full splashback tiling, radiator, upvc obscure double glazed window to rear.

Attached Garage
6'8" x 25'3" (2.03m x 7.70m)
To the side of the property is a narrow long garage providing useful storage, up-and-over door to front, angled ceiling with two roofline windows. Being open to the rear, leading to a covered passageway area, which in turn leads to the garden.

Outside (Front)
To the front of the property is a spacious brick block paved driveway, with herbaceous planted borders, providing access to the front of the property and the garage.

Outside (Rear)
The rear garden is principally laid to lawn, surrounded in the main by fencing. Block paved patio to the rear of the property, and three shallow steps leading up to the remainder of the garden which is predominantly laid to lawn. There is a timber garden shed to the rear. In the garden are fig and pear trees.







Prefabricated Store

8' x 15'10" (2.44m x 4.83m)
Being of concrete sectional construction with double doors to the front providing useful storage.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

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 the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

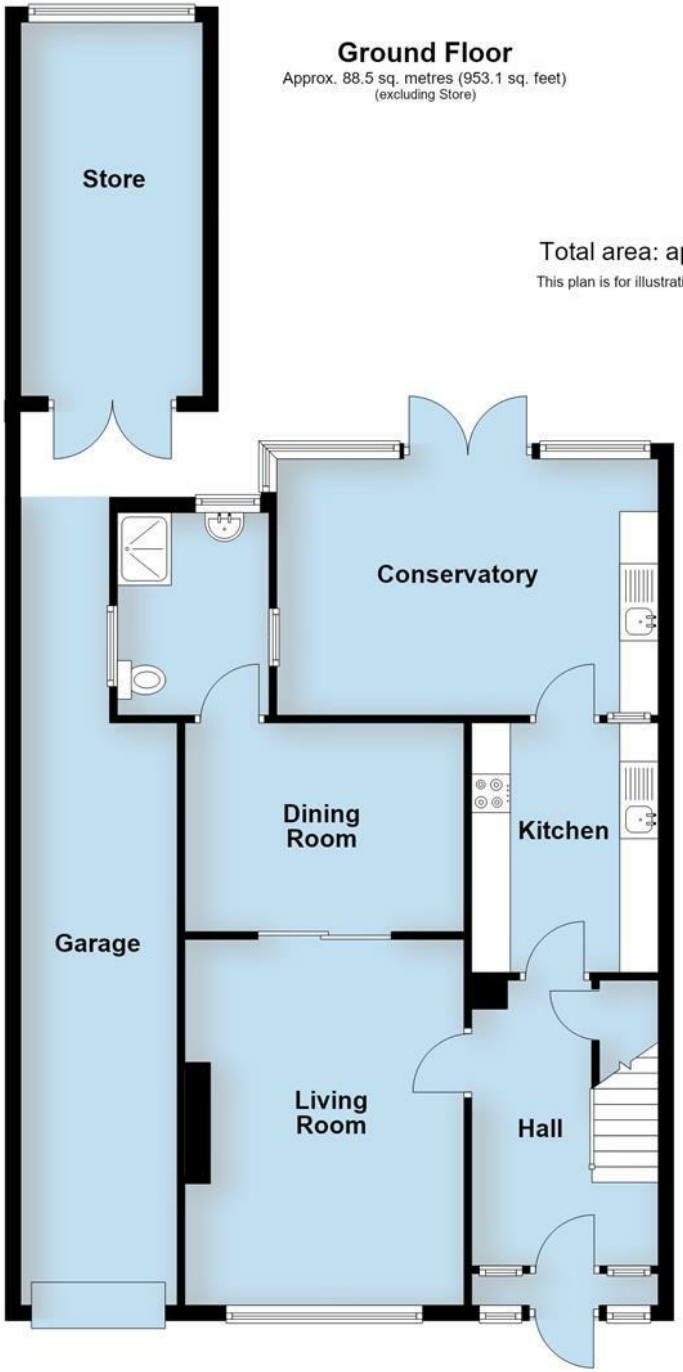
Council Tax Band C.

Location

CV31 1LB

Ground Floor

Approx. 88.5 sq. metres (953.1 sq. feet)
(excluding Store)



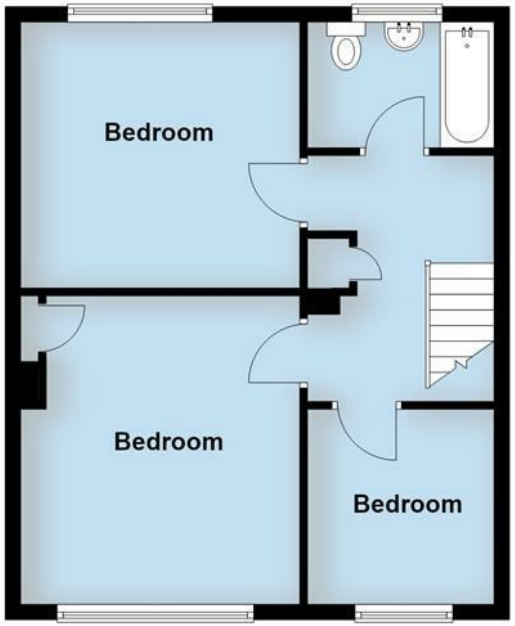
Total area: approx. 135.0 sq. metres (1452.7 sq. feet)

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

(Store not included in total area)

First Floor

Approx. 46.4 sq. metres (499.6 sq. feet)



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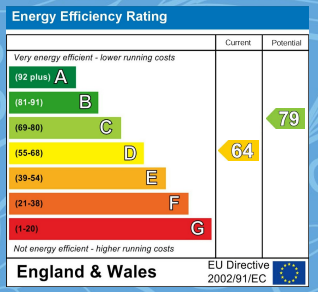

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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