



**PRICE ROAD, CUBBINGTON**

**complete**   
SALES & LETTINGS



**RED LINES ARE GUIDANCE ONLY- ACTUAL PLOT WILL VARY**



A well presented three-bedroom semi-detached home, ideally located within the ever-popular village of Cubbington. The property offers generous and well-proportioned living accommodation throughout, complemented by an excellent-sized rear garden. The ground floor briefly comprises a welcoming entrance hallway, a comfortable lounge, a spacious kitchen/dining room, and a separate utility room. To the first floor are three well-appointed bedrooms, a family bathroom, and a separate WC.

This property would make an ideal family home and also presents an excellent opportunity to add further value, making it a highly attractive purchase. No Chain.

#### Entrance Hall

Featuring a tiled porch with secondary timber door and obscured glazed panels, the entrance hall benefits from a central heating radiator, ceiling light point, and doors leading to the living room and kitchen/diner. Stairs rise to the first-floor accommodation.

#### Kitchen/Diner

A generously sized kitchen/diner fitted with a range of base and wall units with complementary drawers. Features include a double sink with drainer and mixer tap, tiled splashbacks, integrated hob and oven with extractor hood, ceiling light point, and a central heating radiator. A large double-glazed window overlooks the rear garden, while an obscured double-glazed door provides access to the rear patio. Additional benefits include useful under-stairs storage and a separate, spacious pantry cupboard.

#### Utility Room

Featuring wood-effect flooring, the utility room offers plumbing for a washing machine, dryer, and fridge/freezer. Additional benefits include a double-glazed window to the front elevation and a ceiling light point.

#### Living Room

A bright and spacious dual-aspect living room featuring double-glazed windows to both the front and rear elevations. The room benefits from a central ceiling light point, central heating radiator, gas fire with surround, and a TV point.

#### Stairs & Landing

Fully carpeted stairs lead to a bright and spacious landing, featuring a double-glazed window to the rear elevation allowing an abundance of natural light. Additional benefits include a useful storage cupboard housing the combi boiler, with doors providing access to the bedroom accommodation, family bathroom, and separate WC.

#### Bedroom One

A fully carpeted master bedroom featuring a ceiling light point, central heating radiator, and a double-glazed window to the front elevation. The room further benefits from a large built-in storage cupboard with hanging rails and shelving.

#### Bedroom Two

A fully carpeted double bedroom featuring a ceiling light point, central heating radiator, and a double-glazed window to the front elevation. The room benefits from a large built-in storage cupboard with a hanging rail.

#### Bedroom Three

A generously sized single bedroom, ideal for use as a home office or nursery, featuring a ceiling light point and a double-glazed window to the rear elevation.



#### Bathroom

Fitted with a panelled bath with shower over, ceramic wash hand basin with mixer tap, and partly tiled walls. Additional features include a ceiling light point, central heating radiator, and an obscured double-glazed window to the rear elevation.

#### WC

Separate WC comprising a low-level flush WC, ceiling light point, and an obscured double-glazed window to the rear elevation.

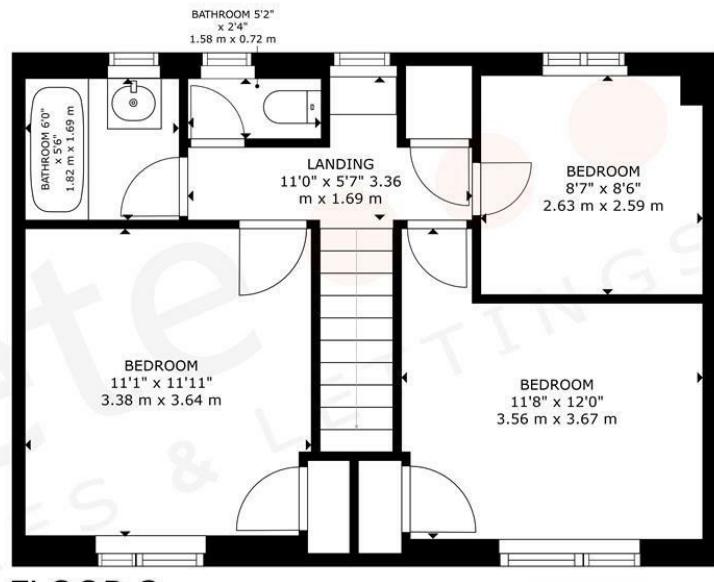
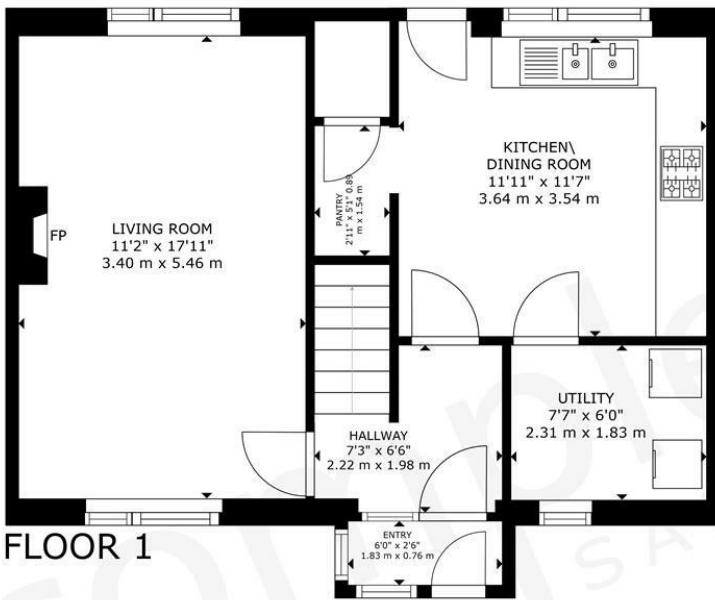
#### Rear Garden

A well-maintained, mature rear garden, predominantly laid to lawn with a patio area, fully enclosed by timber fencing. The garden further benefits from gated side access and a useful brick outbuilding.

#### Location

The property is located in the heart of Cubbington which is the north east of Leamington with access to the local amenities close by. There are public houses, post office, hardware store along with take away food outlets. Cubbington School and St Teresas are both close by. Leamington Spa is a short drive away with all the amenities that it has to offer together with good road networks nearby. The train station has a direct service to London Euston that takes approx 55 minutes.





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GROSS INTERNAL AREA

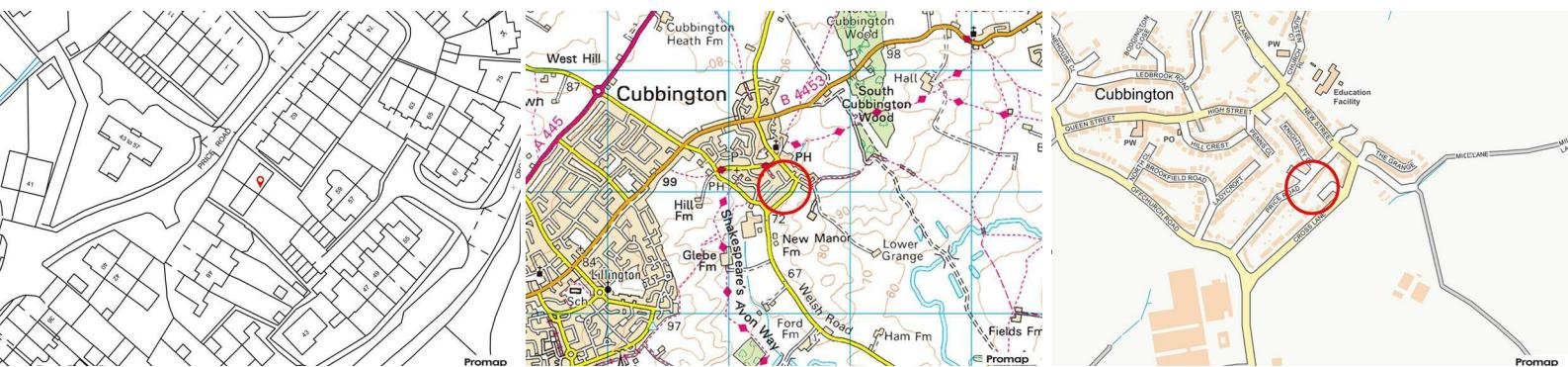
FLOOR 1: 509 sq. ft, 47 m<sup>2</sup>. FLOOR 2: 497 sq. ft, 46 m<sup>2</sup>  
TOTAL: 1,006 sq. ft, 93 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



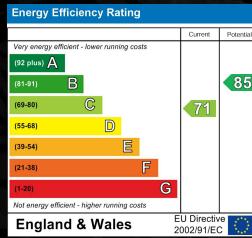


- Semi Detached Home
- Village Location
- Utility Room
- Large Living Room
- No Chain
- Three Bedroom
- Spacious Kitchen
- Front & Rear Gardens
- Perfect Family Home
- Excellent Potential



## PRICE ROAD, CUBBINGTON

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



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