



30, Ledbrook Road, Cubbington, Leamington Spa

**Asking Price
£275,000**



A well presented semi-detached bay fronted bungalow in the heart of Cublington, with attractive garden and conservatory. NO CHAIN.

Briefly Comprising;

Large enclosed entrance porch, entrance hallway with cloaks cupboard, bedroom with bay window and fitted wardrobes, modern fitted kitchen, bathroom refitted as a useful wet room, large living/dining room with patio doors to conservatory. Upvc double glazing, gas radiator heating. Brick block paved driveway providing plenty of off road parking and attached small lean-to garage and useful large utility. Patioed and lawned southerly facing rear garden with views beyond.

Ledbrook Road

Is a good opportunity to acquire a mature, well proportioned semi-detached bungalow, originally built-in as two bedrooms, both to the rear with the living room at the front. The property has been switched around with the front room now becoming a large bedroom and the two bedrooms at the rear have been opened into one room to provide a large living/dining room. This could easily be reversed should a buyer require two bedrooms. Properties in the

area have had attic conversions done to provide an additional bedroom, which is a possible option subject to the necessary permissions and regulations. Of particular note is the attractive rear garden and the off road parking.

The Property

Is approached via a brick block paved driveway to...

Enclosed Entrance Porch

With upvc part double glazed entrance door with matching windows to size, to good sized entrance porch, wall light point. Further timber framed obscure multi-paned glazed door through to...

Entrance Hallway

With hatch to roof space, door to useful cloaks cupboard with high level cupboard over, radiator.

Living/Dining Room

23'8" x 11'11" red to 9'11" in dining area (7.21m x 3.63m red to 3.02m in dining area)

With upvc double glazed window to rear elevation, radiator, wall light points, and further radiator and double glazed sliding patio door to the dining area leading to the...

Conservatory

19'3" x 5'10" (5.87m x 1.78m)

With upvc double glazed French doors, with windows to either side, leading to garden, pitched polycarbonate angled roof over.

Kitchen

9'10" x 9'4" (3.00m x 2.84m)

With a range of matching wall and base units, with complementary working surface over and tiled splashbacks, sink drainer unit with mixer tap, inset four point stainless gas hob with oven below and concealed filter hood over, concealed refrigerator, radiator, upvc double glazed window with half double glazed door to side.

Bedroom

13'5" inc fitted w'drobes x 13'8" into bay (4.09m inc fitted w'drobes x 4.17m into bay)

With upvc double glazed bay window to front elevation, two radiators, fitted wardrobes to either side of chimney breast, providing hanging and high level storage over.



Bathroom

Currently fitted as a wet room to comprise; low level WC, pedestal wash hand basin, shower area with wall mounted Mira electric shower, splashback tiling to splashback areas, wet room style floor, radiator, upvc obscure double glazed window to front elevation, extractor, louvred door to useful airing cupboard with radiator.

Lean-To/Utility

6'4" x 21'4" (1.93m x 6.50m)

With radiator, angled polycarbonate roof and upvc double glazed windows to side, part upvc double glazed door to garden, recess housing Worcester combination boiler, part glazed door to...

Lean-To/Garage

6'5" x 15'3" (1.96m x 4.65m)

With double doors to the front and two upvc double glazed windows to side, continuation of angled polycarbonate roof.

Outside (Front)

The front is principally laid to brick block paving with herbaceous flower beds.

Outside (Rear)

The garden is predominantly a flat garden, laid to lawn and surrounded in the main by timber fencing. Across the rear of the property is a broad paved patio area with short flight of steps to the rear of the property. Pathway extends down the garden where there is a small ornamental pond and well stocked herbaceous borders.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

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 D.

Location

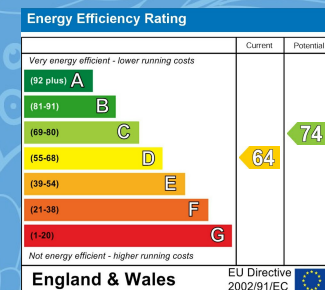
CV32 7LS

Your Property - Our Business

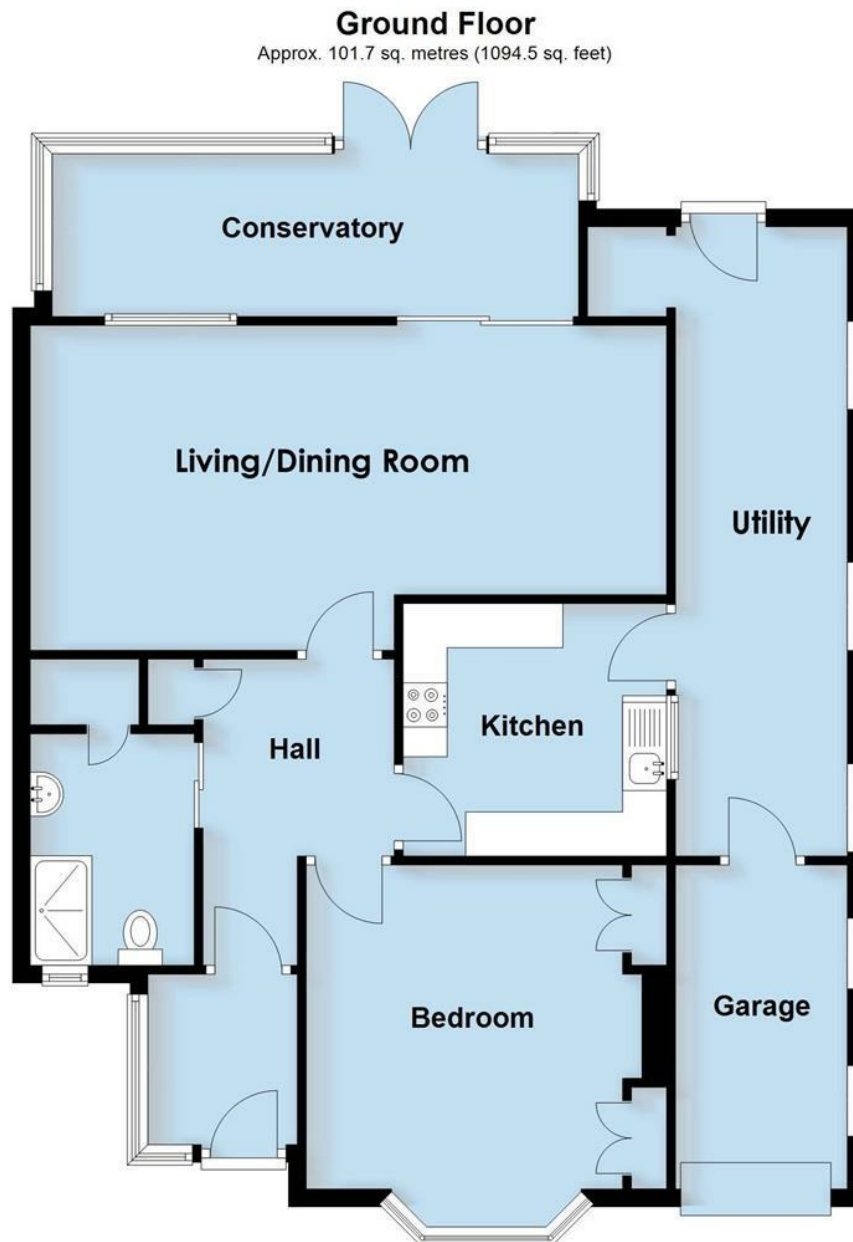
- Residential Estate Agents •
- Lettings and Property Managers •
- Land and New Homes Agents •

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com



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



Total area: approx. 101.7 sq. metres (1094.5 sq. feet)

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