



NEW STREET

CUBBINGTON CV32 7LA

GUIDE PRICE £340,000
FREEHOLD

Situated in the highly sought-after village of Cubbington, this immaculately presented three-bedroom end-of-terrace home offers generous living space throughout. Ideally located close to the prestigious town of Royal Leamington Spa, this charming property provides an excellent opportunity for its next owners.

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- Immaculately Presented • Extended Home • Low Maintenance Garden • Off Road Parking • Garage • Close To Amenities • Great Road Links



Ground Floor:

-Upon entering the property, you are welcomed into an entrance hall that provides access to all rooms within the home.

-Situated at the front of the home is the lounge, which is flooded with natural light thanks to the large bay window. A feature electric fire adds a genuinely homely feel to the space.

-At the heart of the home is the modern, fully fitted kitchen, complete with a range of wall and base units. It is finished with a breakfast bar and includes an integrated gas hob, electric oven, dishwasher, and washing machine, as well as ample space for a freestanding fridge/freezer.

-The kitchen seamlessly flows into the extended and versatile family room, complete with Velux windows and bi-folding doors that offer views over the rear garden. This creates the perfect space for family time and entertaining guests.

First Floor:

-At the front of the home is the generously sized main bedroom, finished to a high standard in keeping with the rest of the property. This attractive space offers ample room for freestanding bedroom furniture.

-Located at the rear of the home is bedroom two, which offers further double accommodation.

-Bedroom three is currently set up as a dressing room, following the removal of the wall between bedrooms one and three. The wall will be reinstated prior to completion and finished to the same standard as the rest of the home.

-The shower room is conveniently located close to the bedrooms and is finished with a modern tiled suite, comprising a walk-in shower, hand basin, and WC.

Garden, Exterior and Further Property Information:

-Leading outside, the home benefits from a low-maintenance, enclosed rear garden complete with a patio seating area, artificial lawn, and pergola, offering a great spot for al fresco dining during the summer months.

-The garden also benefits from gated rear access, providing a practical and convenient route directly to a detached garage positioned to the rear of the property.

-This home also benefits from gas central heating, double glazing throughout, and off-road driveway parking for two vehicles.

-Being surrounded by a wealth of amenities on its doorstep and offering excellent nearby road links, this home enjoys the very best of convenient community living.

Important Property Information:

Tenure: Freehold

EPC: E

Local Authority: Warwick District Council

Council Tax Band: C

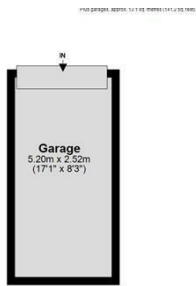
Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that

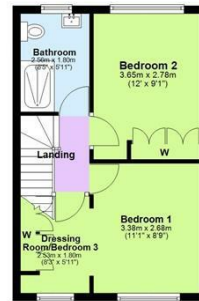


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First Floor
Approx. 33.3 sq. metres (358.3 sq. feet)



Main area: Approx. 88.0 sq. metres (947.2 sq. feet)
Plus garages, approx. 13.1 sq. metres (141.2 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspections.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100*
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(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

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