



STONEHOUSE CLOSE, CUBBINGTON

complete ●●●
SALES & LETTINGS





An attractively presented, purpose-built, first floor maisonette, situated in the village of Cubbington, which connects to the north east corner of Leamington Spa. The property is entered from the side, into an entrance hall, where stairs rise to the first-floor landing. From here there is access to the two generously proportioned double bedrooms, to the bathroom and separate WC and then to the living/dining room, which in turn provides access to the separate kitchen. Outside, the property is approached via a shared footpath, which passes the entrance door to the property, a brick-built storage shed and then leads to the rear garden. The property is offered with no onward chain.



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Entrance Hall

Entered from the side of property, via a panel door with an inset partially obscured double-glazed arched window. There is wall mounted hanging for cloaks, a panel radiator, whilst stairs rise to the first-floor landing.

First-Floor Landing

With internal panel doors radiating to the living/dining room, the two bedrooms, the WC and the bathroom, whilst a further louvered door allows access to a storage cupboard. There is an access hatch to loft and a ceiling mounted light point.



Living/Dining Room

With a double-glazed window to the rear aspect, allowing a view over gardens and towards Leamington Spa, whilst an internal panel door leads to the kitchen. The focal point of the room is a fireplace type surround, whilst there is a ceiling mounted light point and a panel radiator.

Kitchen

With a double-glazed window to the front aspect, allowing a view from the kitchen sink, whilst a door leads to the boiler cupboard. The kitchen has been fitted with a range of base, eye-level and display kitchen cabinets, finished and a beech effect, with bar styled handles. Above the base units there is a marble effect work-surface, with an inset stainless-steel sink and drainer. There is space for an electric cooker, a fridge/freezer, under-counter space and plumbing for a washing machine and a slimline dishwasher. There is a directional ceiling mounted light point, tiled splash backs, a panel radiator and a tiled floor. The boiler cupboard contains a ceiling light point, a wall mounted combination boiler for the gas central heating and hot water, a wall mounted gas meter, electric meter and fuse board.



Bedroom One

Being a generously proportioned double room, with a double-glazed window to the rear aspect, allowing a view over gardens and towards Leamington Spa. There is a fitted wardrobe, contains hanging space and shelving, whilst there is a ceiling light point and a panel radiator.

Bedroom Two

Being a generously proportioned double room, with a double-glazed window to the front aspect. There is a recess to position storage, whilst there is a ceiling light point and a panel radiator.



Bathroom

With a partially obscured double-glazed window to the front aspect, whilst being fitted with a two-piece white bathroom suite. This comprises of a pedestal sink and panel bath, with a glazed screen and shower over. There is a ceiling mounted light point, there are tiled splash backs and a panel radiator.



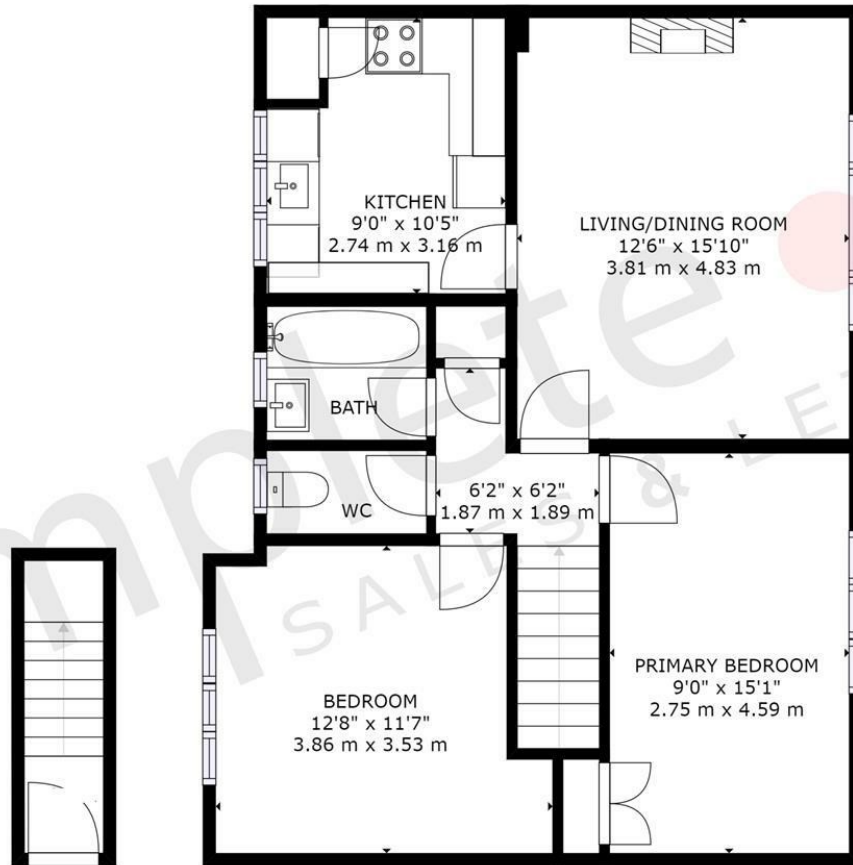
WC

With a partially obscured double-glazed window to the front aspect, whilst being fitted with a white flush WC. There is a ceiling mounted light point and a panel radiator.

Location

Cubbington is a popular village, connecting to the north east corner of Leamington Spa, being just over 2 miles from the Parade, at the heart of the town centre. Facilities within the village include a post office and a choice of shops, a cafe, two public houses, a primary school, playing fields and a sports and social club. The town centre of Leamington Spa offers a wide range of cafés restaurants and retail outlets, whilst the town is renowned for its Regency architecture and beautiful open spaces.





FLOOR 1

FLOOR 2

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GROSS INTERNAL AREA

FLOOR 1: 33 sq. ft, 3 m², FLOOR 2: 710 sq. ft, 66 m²

TOTAL: 743 sq. ft, 69 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Granite Countertops
Quartzite and more to choose from
beautiful kitchen, convenient and
in great price to suit any need

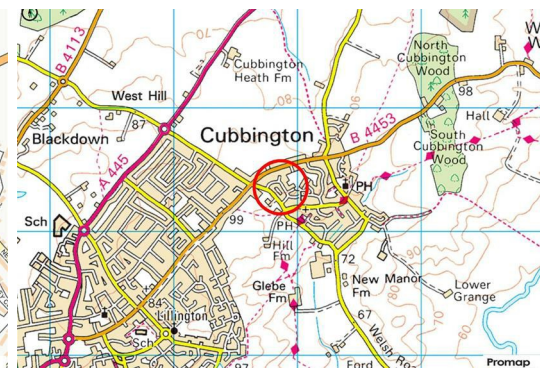
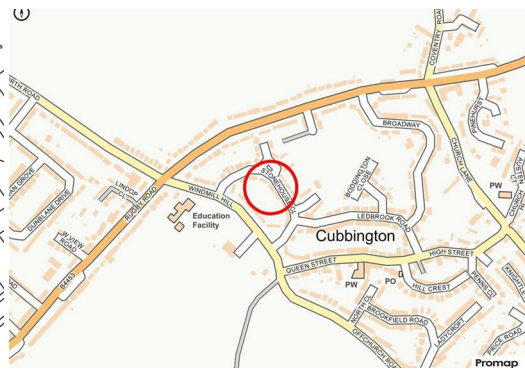
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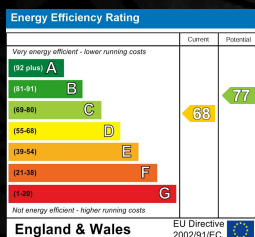
- First-Floor Maisonette
- Village Location
- Living/Dining Room
- 2 Double Bedrooms
- Generous Garden

- Neutral Presentation
- Long Lease
- Separate Kitchen
- Bathroom & WC
- Outside Storage Shed



STONEHOUSE CLOSE, LEAMINGTON SPA

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



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