



13, Kenilworth Road, Cubbington, Leamington Spa

**Asking Price
£470,000**



A mature detached four bedroomed property in need of full modernisation and improvement, offering excellent scope, situated in this well regarded part of north Leamington with good sized grounds and gardens.

Briefly Comprising:-

Enclosed porch, entrance hallway, through living/dining room, bedroom/possible family room, fitted kitchen, ground floor cloakroom, lean-to/sun lounge, side porch, three first floor bedrooms and fitted bathroom, majority upvc double glazing, gas radiator heating, front garden, driveway, and good sized lawned rear garden with shed and greenhouse.

Kenilworth Road offers a fantastic opportunity for someone to acquire a property in this well regarded part of town that offers, subject to the necessary permissions and regulations, scope for extension and development to create a good sized family home suited for modern living.

The Property

Is approached via upvc double glazed doors giving access to

Enclosed Entrance Porch

With timber framed entrance door with glazed bulls eye, giving access to

Hallway

With radiator, understairs store cupboard, dog leg staircase rising to first floor landing

Living / Dining Room

11' expanding to 14'5" in dining area x 25'5" overall (3.35m expanding to 4.39m x 7.75m) With an open plan and forming two distinctive areas...

Living Area

With upvc double glazed bay window to front elevation, double radiator, beaming to ceiling, feature fireplace surround,

Dining Area

With serving hatch to kitchen, double radiator, upvc double glazed door with matching half windows to lean-to/sun lounge to rear.

Lean-to / Sun Lounge

15'11" x 7'10" (4.85 x 2.39)

With polycarbonate angled roof of timber frame, timber single glazed windows and double doors to side.

Bedroom One / Possible Family Room

10'10" x 13'2" (max into bay) (3.30 x 4.01 (max into bay))

With upvc double glazed bay window to front elevation, radiator, door to shelved linen cupboard to chimney recess to one side with high level cupboard over.

Kitchen

10'9" reducing to 8'0" x 11'11" (3.28 reducing to 2.44 x 3.63)

With a range of matching timber wall and base units with contrasting working surface, four point gas hob with oven and grill below, space and plumbing for washing machine, one and a half bowl sink drainer unit with mixer tap, splashback tiling and wall mounted Zanussi boiler, upvc double glazed window overlooking garden, further window to side, double radiator, door to

Lobby

Serving ground floor WC and leading to porch.

Ground Floor WC

With low level WC, wall mounted wash hand basin, radiator.

Side Porch

4'1" x 7'0" (1.24 x 2.13)

With upvc double glazed windows with angled polycarbonate roof over and part glazed door to garden.

First Floor Landing

Approached via dog leg staircase over half landing, gives access to three first floor bedrooms and a bathroom.



Bedroom Two (Rear)

13'11" max into eaves x 11'1" (4.24 max into eaves x 3.38)

With upvc double glazed window to rear elevation, semi-pitched feature angled ceiling lines with exposed timbers, radiator, eaves storage, door to shelved linen cupboard.

Bedroom Three (Front)

10'7" x 11'0" (3.23 x 3.35)

With upvc double glazed window to front elevation, double radiator, semi vaulted ceiling line.

Bedroom Four (Side)

7'3" x 9'6" (2.21 x 2.90)

With fitted wardrobes, upvc double glazed window to side elevation, doors to fitted shallow store cupboard.

Bathroom

Fitted with a suite to comprise low level WC, wash hand basin set into vanity cupboard, bath with shower attachment to mixer tap, shower cubicle with electric shower, splashback tiling, upvc obscure double glazed window to side elevation.

Outside (Front)

To the front of the property garden principally laid to lawn with driveway and path leading to front and mature planted borders, gated access to the side.

Garage

10'11" x 23'8" (3.33 x 7.21)

With electric door to front, double timber doors to rear.

Garden Rear

Across the property is a paved patio, garden is principally laid to lawn with deep shaped herbaceous planted borders with plenty of bushes and trees, timber shed, greenhouse, surrounded in the main by timber fencing and hedging.

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 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.

Location

The property can be approached by proceeding north from our office via Clarendon Place, passing Clarendon Square on the right. At the traffic island take the third exit onto Lillington Avenue. At the next traffic island take the first exit onto Lillington Road. At the traffic island take the third exit onto Cubbington Road. At the next traffic island take the first exit onto Kenilworth Road. The property is located on the left hand side.

13 Kenilworth Road

Cubbington
Leamington Spa
CV32 7TN

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

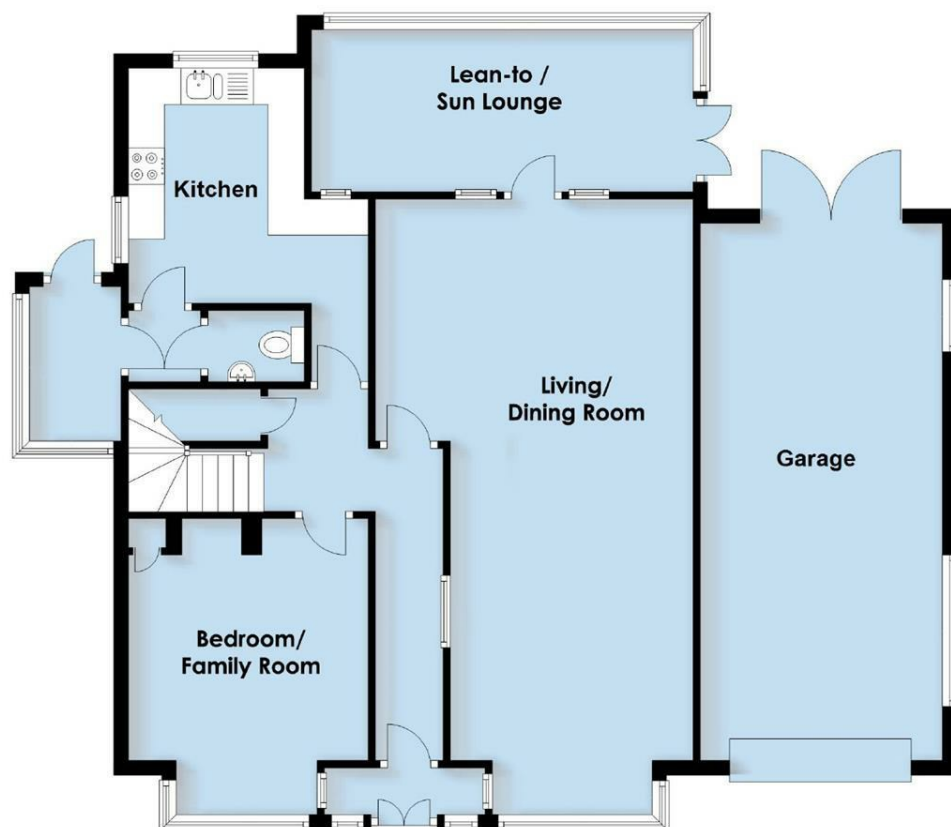
01926 881144 ehbresidential.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

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

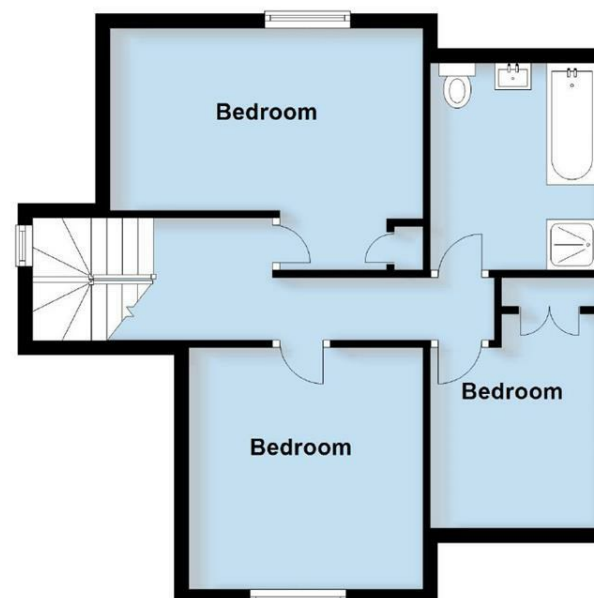
Ground Floor

Approx. 110.6 sq. metres (1190.3 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



Total area: approx. 157.6 sq. metres (1696.3 sq. feet)

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