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61, Offchurch Road, Cubbington, Leamington Spa

An opportunity to purchase a four bedroom detached property in the sought after village of Cubbington requiring modernisation and improvement, the property has the added benefit of a ground floor annex with its own private entrance.

The property offers excellent scope for renovation with viewing highly recommended, and is offered with NO CHAIN.

Entrance Hall
Porch leading to front entrance and entrance hallway with stairs to first floor.

Living Room
14'11" into bay x 12'0" (4.56m into bay x 3.66m)
Double glazed bay window to front aspect, wall mounted radiator, feature fireplace.

Dining Room
14'11" into bay x 12'0" (4.55m into bay x 3.66m)
Double glazed bay window to front aspect, wall mounted radiator, built in display cabinet.

Kitchen
12'4" x 11'0" (3.78m x 3.37m)
Double glazed window to dual aspect, range of eye and base level units, single drainer sink unit with mixer taps, wall mounted boiler, ceramic tiled flooring.

Rear Lobby
Door leading to rear garden, under stairs storage cupboard, built in storage cupboard, door leading to low level WC and wash hand basin.

Landing
Double glazed to rear aspect, access to loft space.

Bedroom One
12'1" x 12'1" (3.69m x 3.69m)
Double glazed window to dual aspect, wall mounted radiator, vanity unit with wash hand basin, built in wardrobes.

Bedroom Two
12'1" x 12'0" max (3.69m x 3.68m max)
Double glazed window to front aspect, wall mounted radiator.

Bedroom Three
11'2" x 11'0" (3.42m x 3.37m)
Double glazed window to dual aspect, wall mounted radiator, vanity unit with wash hand basin and cupboard below, airing cupboard.

Bedroom Four
7'8" x 6'0" (2.35m x 1.84m)
Double glazed window to front aspect, wall mounted radiator.

Bathroom/WC
Comprising bath, shower cubicle with fitted shower, low level WC, pedestal wash hand basin, part tiled walls, heated towel rail.

Ground Floor Annex
With private entrance hall, accessed via the side of the property, with front entrance door and storage.

Kitchen/Utility
9'3" x 8'2" (2.83 x 2.49m)
Range of units, double glazed window to rear aspect, plumbing for washing machine.

Living Room
17'3" x 7'3" max (5.26m x 2.21m max)
Double glazed window and patio doors giving views and access to garden, wall mounted radiator, built in storage and shelving.

Bedroom
9'9" x 9'2" (2.99m x 2.80m)
Window to front aspect, wall mounted heater, range of built in furniture.

Shower Room
Shower cubicle with shower unit, wash hand basin, low level WC, part tiled walls, double glazed window.

Lean To
10'9" x 4'11" (3.28m x 1.50m)
Double glazed window to front aspect, wall mounted heater.

Rear Garden
The rear garden comprises, patio area leading to mainly lawned area, various shrubs and borders, greenhouse, disused swimming pool, wooden summerhouse to rear of the garden, gated side access and door leading to garage.

Double Garage
Detached double garage with power and lighting, workshop area to the rear of the garage.

Mobile Phone Coverage
Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

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 G.

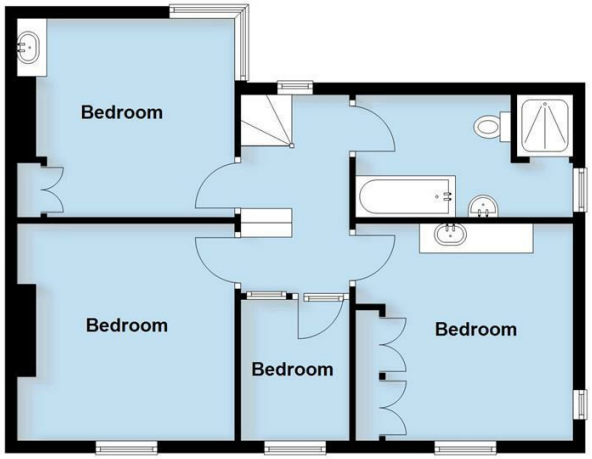
Location
CV32 7NG

Ground Floor

Approx. 102.0 sq. metres (1098.4 sq. feet)

First Floor

Approx. 59.2 sq. metres (636.9 sq. feet)



Total area: approx. 161.2 sq. metres (1735.2 sq. feet)

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

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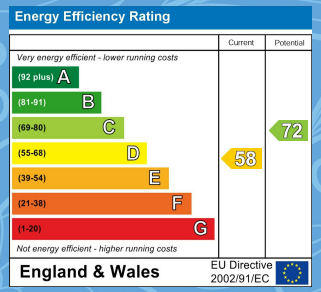

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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