

BELVOIR!

Offers Over £310,000



5 Penns Close

, Leamington Spa CV32 7LX

****NO CHAIN**** A fantastic opportunity to acquire a two bedroom, semi detached bungalow in the sought after area of Cubbington. The property has great potential to extend into the large roof space, subject to planning permission. The property benefits from great access to all local amenities, Leamington's train station and surrounding transport links, including a good bus service. In brief, the property comprises front porch, lounge/diner, kitchen, two bedrooms, sun room/conservatory, family bathroom, front and rear gardens, garage and driveway parking.

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ACCOMMODATION

Hallway: With storage cupboard and access to meters.

Lounge/diner (5.45m x 3.51m): A bright, spacious room, the lounge boasts a large window overlooking the front of the property and a modern electric fire. There is ample room for lounge and dining suites.

Kitchen (2.67m x 2.9m): The U-shaped kitchen has a range of high and low level units and fully tiled splashback. There is an integrated hob, oven, grill and extractor unit, and space for other freestanding appliances. There is also a useful larder cupboard.

Bedroom 1 (3.96m x 3.51m): The biggest bedroom in the property, this room is a good sized double benefitting from a built in storage cupboard and having room for further storage and bedroom furniture. This bedroom also benefits from its very own sunroom/conservatory area leading into the rear garden(conservatory 3.2m x 3.0m).

Bedroom 2 (2.70m x 2.90m): Currently being used as a single bedroom but potential to make into a double if you were to remove the built in units.

Shower room: Fully tiled, with walk in shower unit, vanity/storage unit with wash basin and low level WC.

Garden: A low maintenance garden that is part paved, part gravel. Access to the garage via a side door.

Driveway parking leading to the garage with an electric up & over door.

Central heating with new boiler installed in 2019.

TENURE- FREEHOLD



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		86	
		63	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.