



Rugby Road, Leamington Spa, CV32 7JJ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE NOW - FAMILY FRIENDLY WITH PETS CONSIDERED *** Detached three double bedroom house located to the outskirts of Cubbington, just North/East of Leamington Spa, close to Telford Infants & Juniors Schools, two primary schools in Cubbington and within the catchment for North Leamington School. Excellent commute access to conveniently reach Fosse Way, A46 & M40 corridor.

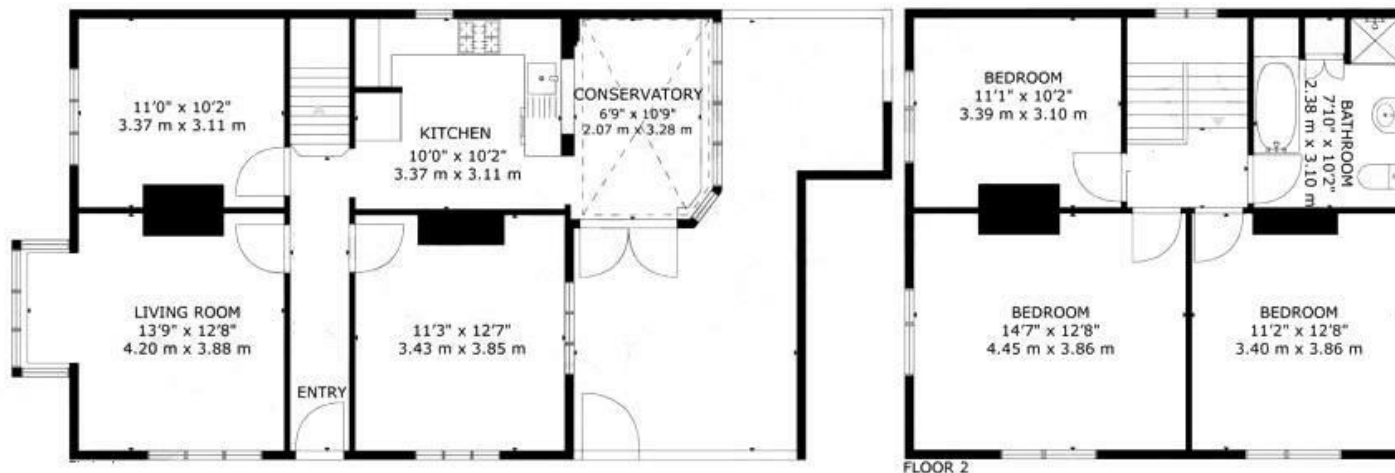
This spacious home comprises in brief: Three well-proportioned reception rooms with the third making for a perfect work from home office/study/playroom. Breakfast kitchen with appliance included (fridge/freezer, dishwasher & washing machine), designated utility space to the conservatory breakfast snug and direct access to the courtyard garden.

To the first floor: Three double bedrooms, family sized bathroom with full suite including separate shower. Boarded loft, providing ample storage.

With courtyard style garden and further lawned area to the front of the property this home is offered UNFURNISHED. Driveway parking for several cars. Energy Rating D. Council Tax Band E.







Key Features

- AVAILABLE NOW
- Cubbington, Leamington Spa
- Detached House
- Three Double Bedrooms
- Rear Private Courtyard Garden
- Driveway Parking for Multiple Cars
- Spacious Accommodation Throughout
- Energy Rating D
- Council Tax Band E
- FAMILY FRIENDLY WITH PETS CONSIDERED

£1,395 PCM