

RUGBY ROAD, LEAMINGTON SPA CV32 7JG



A WELL PRESENTED THREE BEDROOM HOUSE, IDEAL FOR EITHER SHARERS OR A FAMILY. LOCATED IN A POPULAR AREA OF CUBBINGTON WITH GAS CENTRAL HEATING AND FIBRE OPTIC BROADBAND

- Three double bedrooms
- Mid terraced house
- Conservatory providing extra living space
- Well appointed dining kitchen
- Restrictions; no smoking, no pets
- Available: 1st October 2022
- EPC: 53 (E)

A delightful well presented, three bedroom terrace house. Internal viewing recommended to appreciate the size and space the property offers.

Entrance Hall

With stairs leading up to the first floor and doors leading to the lounge and breakfast kitchen

Dining Kitchen

With windows to the front and rear elevations. Door leading to the garden. Kitchen is fitted with a range of floor and wall units including an island. Appliances include; washing machine, fridge/freezer, cooker and dishwasher.

Lounge

With window to the front elevation. Feature fireplace and open archway leading to the

Conservatory

Constructed of upvc and glass with door leading to the rear garden, and benefiting from a wealth of natural light.

Landing

Giving access to all rooms and immersion cupboard

Bedroom One

A double bedroom with a window to the front elevation

Bedroom Two

with window to the front elevation, a comfortable size double bedroom

Bedroom Three

With window to the rear elevation, fitted shelves and unit. Would happily accommodate a 4ft bed.

Separate wc

Separate low level wc with window to the rear elevation

Bathroom

With obscure glazed window to the rear elevation. Pedestal wash hand basin. Bath with shower over.

Gardens

To the front; mainly laid to lawn with pathway leading to the front door.

To the rear; with paved patio area, pathway down the lawns to the garden sheds, one of which has light and power.

Parking is on street.

Furniture List

To comprise: one double bed, two wardrobes, one bed side table, chest of drawers, nest of tables and a TV stand.

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Holding Deposit

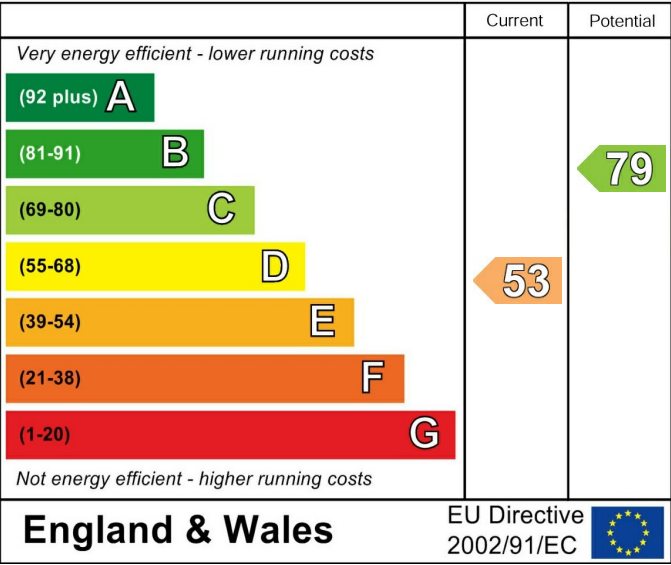
No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Tax Band

Council Tax Band C



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

