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FOR SALE

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72, Price Road, Cubbington, Leamington Spa

Price Guide
£284,000



A well maintained and improved mid terraced townhouse, providing spacious gas centrally heated three bedroomed accommodation, including garage and additional parking in well regarded village location.

Price Road

Is a popular and established residential location ideally sited within walking distance of a good range of local facilities and amenities available within Cubbington including shops, schools and a variety of recreational facilities. The location is also convenient for access to the town centre approximately three and a half miles distant and has consistently proved to be very popular.

ehB Residential are pleased to offer 72 Price Road which is an opportunity to acquire a well maintained late 1960's built mid townhouse, providing gas centrally heated and sealed unit double glazed three bedroomed accommodation, which features a

refitted bathroom, integral garage, additional parking and pleasant garden. The property has been well maintained and offers ideal opportunity with inspection highly recommended. In detail the accommodation comprises:-

Enclosed Storm Porch

With coloured leaded upvc entrance door with glazed panelled doors to the

Fitted Kitchen

10' x 7'6" (3.05m x 2.29m)

With extensive range of base cupboard and drawer units, rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, single drainer stainless steel sink unit with mixer tap, appliance space, plumbing for automatic washing machine and gas cooker point, laminate floor, strip light.

Lounge/Dining Room

19' x 14'10" max 11'3" min (5.79m x 4.52m' max 3.43m min) With French door and side window to rear garden, original wood flooring, three radiators, stone effect fire place and hearth with electric fire, staircase off with attractive glazed panelled balustrade.

Stairs and Landing

With built in linen cupboard.

Refitted Bathroom/WC

6'9" x 6' (2.06m x 1.83m)

With white suite comprising panelled bath with mixer tap, vanity unit incorporating wash hand basin with mixer tap, low flush WC with concealed cistern, shower screen and Mira shower unit, chrome heated towel rail.



Bedroom

12'9" x 10' min 12' max (3.89m x 3.05m min 3.66m max)
With range of quality built in wardrobes, hanging rails and shelf.

Bedroom

14'10" max 11'6" min x 8'7" (4.52m max 3.51m min x 2.62m)
With quality built in wardrobes, hanging rails, shelves and bedside units, radiator.

Bedroom

11'6" x 9'10" max 6'10" min (3.51m x 3.00m max 2.08m min)
With double built in wardrobe, radiator.

Outside (Front)

The property occupies a pleasant position with lawned front garded with flower borders, tarmac drive/parking leading to the...

Integral Garage

16'2" x 7'9" (4.93m x 2.36m)
With up and over door, electric light, power point, gas fired combination boiler.

Outside (Rear)

With pleasant landscaped rear garden with paved patio and steps to shaped lawn, established flower borders, surrounded by close boarded fencing with pedestrian access.

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 C.

Location

Proceeding north from the office via Clarendon Place on reaching the traffic island take the third exit onto Lillington Avenue, following on to Lillington Road. At the traffic island take the third exit into Cubbington Road, proceed for its entirety, following on to Rugby Road. Turning right adjacent to the petrol station into Offchurch Road. proceed for a distance whereupon Price Road is a turning on the left hand side where the property will be found located on the right hand side.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

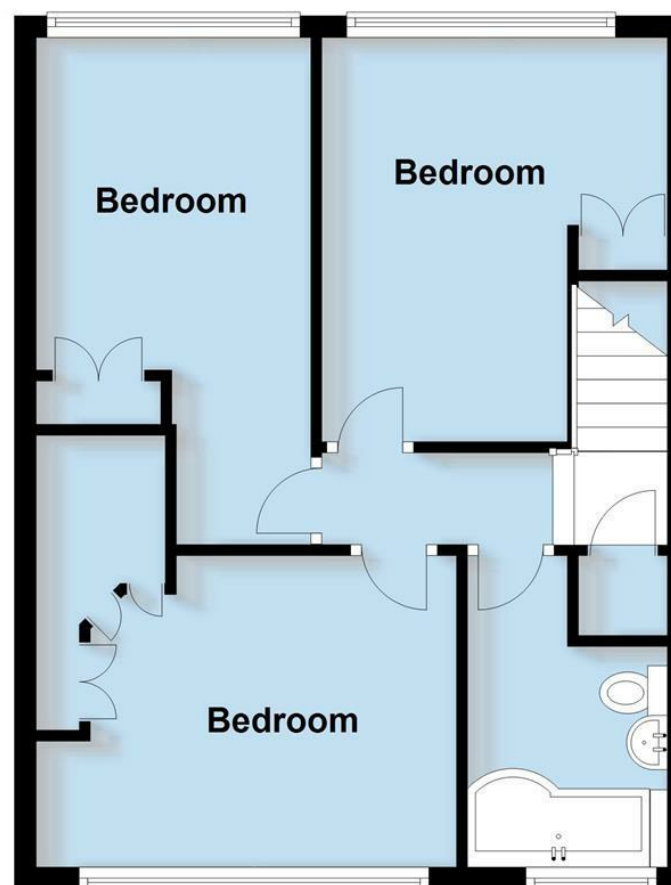
Ground Floor

Approx. 46.0 sq. metres (495.0 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.9 sq. feet)



Total area: approx. 90.5 sq. metres (973.9 sq. feet)

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