



9 Balmoral Way

Leamington Spa **CV32 7HU**

Guide Price £450,000

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Situated within the catchment area for both Telford Primary School and North Leamington Secondary School this family home offers spacious accommodation and a delightfully rear garden. There is potential to extend further subject to the usual permissions, having off road parking and a single garage.

The property offers a entrance hallway, lounge, dining room to the rear and a kitchen with access to the rear garden. To the First Floor there are three generous bedrooms, a family bathroom and loft access.

There is beautiful rear garden and the property has potential for a single / double storey extension (STPP).

This is a delightful property in a brilliant location and early interest is anticipated for this fantastic house. Call us today for more information or to book in an appointment.

LOCATION

Located to the North of Leamington Spa on the outskirts of Cubbington and benefits with both the local amenities within the village and close proximity to the town centre of Leamington Spa. Cubbington itself has a range of local amenities including small convenience store, hardware store, takeaway, post office, public houses, Church, Cubbington School and Our Lady & St Teresa's Catholic Primary School. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and direct train service to London Marylebone. With a variety of local amenities, doctors, dentist, parks and good local schools like Telford & North Leamington School and private school catchments. Convenient for everything Leamington Spa has to offer - there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.

ENTRANCE HALLWAY

Having a gas central heating radiator, doors to adjacent rooms and stairs leading to the first floor.

LOUNGE

4.60m x 3.65m (15'1" x 11'11")

This is a light and airy room which offers ample living accommodation. This room comprises of a double glazed window to the front elevation, gas central heating radiator, electric fire place and space for lounge furniture.

DINING ROOM

3.04m x 3.04m (9'11" x 9'11")

Having space for dining room furniture, sliding doors to the rear garden and a gas central heating radiator.

KITCHEN

3.72m x 2.82m (12'2" x 9'3")

Having work top surfaces, cupboard units, part tiled walls, sink unit, gas central heating radiator, built in four ring electric hob with an oven unit below and space for white goods. Also having a door which leads out to the rear garden.

FIRST FLOOR LANDING

Having a double glazed frosted window to the side elevation, doors leading to adjacent rooms and having loft access.

MASTER BEDROOM

4.63m x 3.65m (15'2" x 11'11")

Having a gas central heating radiator, a double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

3.65m x 3.05m (11'11" x 10'0")

Having a gas central heating radiator, a double glazed window to the rear elevation which over looks the garden, space for bedroom furniture and a storage cupboard which houses the combination boiler.

BEDROOM THREE

3.05m x 2.29m (10'0" x 7'6")

Having a gas central heating radiator, a double glazed window to the front elevation, space for bedroom furniture, a storage cupboard and having built in wardrobes.

BATHROOM

2.26m x 1.58m (7'4" x 5'2")

Having a low level W/C, shower unit, sink, part tiled walls, heated towel rail and a double glazed frosted window to the rear elevation.

LOFT

Having a pull down ladder, lighting and space for storage.

Features

Excellent Local Schools

Potential To Extend (STPP)

Lounge / Diner

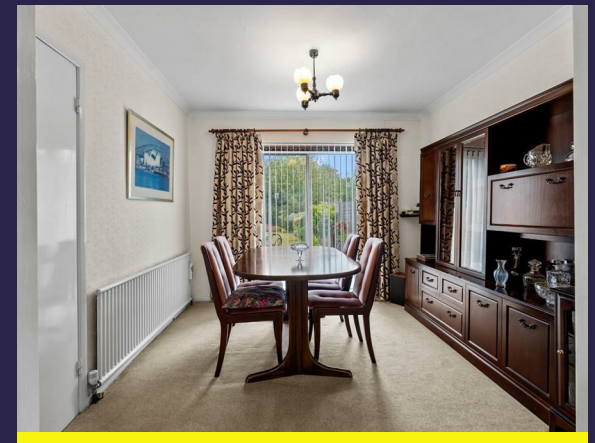
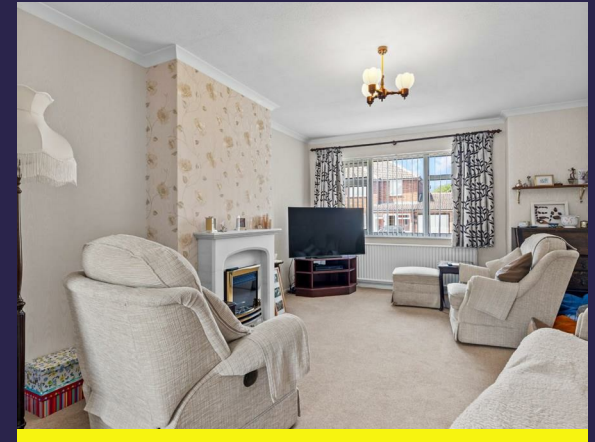
Garage & Off Road Parking

Sought After North Leamington Location

Attractive Garden

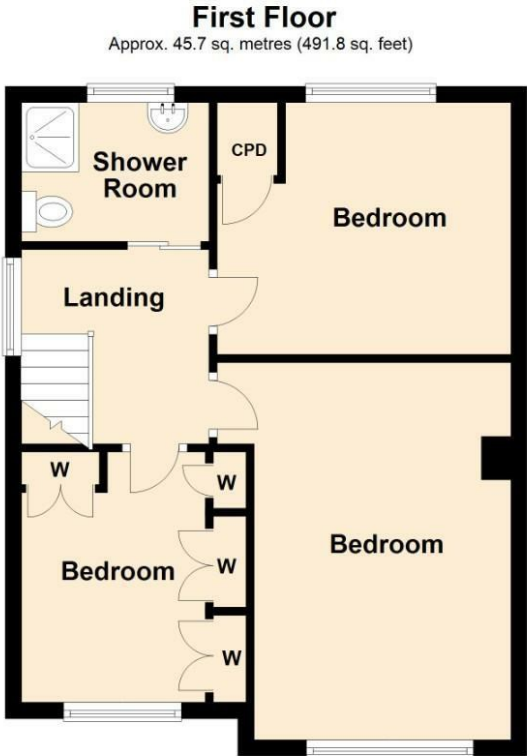
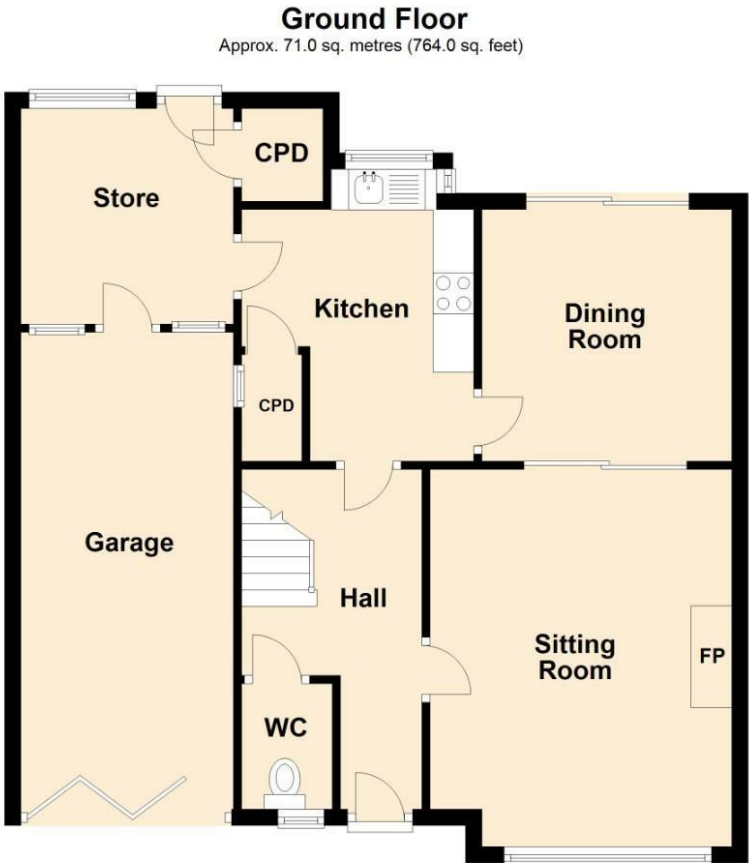
Excellent Location

No Chain





Floorplan



Total area: approx. 116.7 sq. metres (1255.8 sq. feet)

General Information

Tenure
Freehold

Fixtures & Fittings

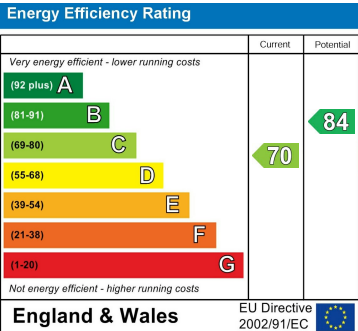
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band D - Warwick District Council



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