



68 Braemar Road

Leamington Spa **CV32 7EY**

Guide Price £500,000

68 Braemar Road

Lillington

Having been substantially extended on two storeys and being situated within this highly popular residential location, close to popular local schools, this is a four bedroomed semi-detached family house that whilst having been let since its refurbishment 18 months ago is ideally suited to family occupation. Notable features of the gas centrally heated and UPVC double glazed accommodation include a particularly large kitchen/breakfast room off which there is access to both the conservatory and a dining room. On the first floor, there are four bedrooms with the master having en suite facilities and the fourth bedroom also being ideal for use as a study. With off-road parking to the front, direct access to a garage and enclosed rear garden, this is an excellent opportunity to purchase a generously proportioned home to the north-east of central Leamington.

LOCATION

Braemar Road lies close to the fringes of Lillington and Cubbington being within easy walking distance of well regarded local schools, including Telford Primary School and North Leamington Comprehensive School. Local facilities including shops and social amenities can be found within Lillington and Cubbington, with the town centre also being easily accessible for more comprehensive amenities. In addition there are good local road links available to neighbouring towns and centres, along with links to the A46, A45 and Midland motorway network, notably the M40.

ON THE GROUND FLOOR

UPVC double glazed entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With period style UPVC inner entrance door to:-

RECEPTION HALLWAY

With staircase off ascending to the first floor, central heating radiator, access to downstairs storage, laminate flooring and door to:-

FRONT SITTING ROOM

3.35m x 3.05m (11'23" x 10'35")
With UPVC double glazed window and central heating radiator.

MIDDLE SITTING ROOM

3.35m x 3.05m (11'12" x 10'22")
Which has been created by way of a stud partition wall from the front living room, which

could easily be removed to create a larger room, if so desired, and having central heating radiator and door to:-

DINING ROOM

3.35m x 2.74m (11'36" x 9'76")
With double UPVC double glazed doors opening into the rear garden, laminate flooring, central heating radiator and through access to:-

EXTENDED KITCHEN/BREAKFAST ROOM

7.01m max x 3.96m (23'48" max x 13'47")
Being extensively fitted and equipped with a range of wood fronted units having brushed chrome door furniture and comprising coordinating base cupboards, drawers and wall cabinets, including a wine rack, five burner stainless steel gas hob with filter hood over and electric oven having cupboards above and below, large central island unit with inset stainless steel sink unit also forming a breakfast bar with space for appliances under and black granite effect worktops throughout, two central heating radiators, wall mounted Potterton gas fired boiler, part tiled and part laminate floor and double UPVC doors giving through access to:-

CONSERVATORY

4.01m x 3.05m (13'02" x 10'91")
With laminate flooring, electric radiator and UPVC double glazed French doors giving access to the rear garden.

LOBBY

With personnel door to garage and further door to:-

CLOAKROOM/WC

With two piece white fittings comprising low level WC, wall mounted wash hand basin with mixer tap and central heating radiator.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (FRONT)

3.35m max x 3.45m max (11'20" max x 11'04" max)
With UPVC double glazed window, central heating radiator, inset downlighters and door to:-

EN SUITE SHOWER ROOM

Being fully ceramic tiled with white fittings comprising low level WC, pedestal wash hand basin with mixer tap, corner shower enclosure with fitted shower unit and sliding glazed doors, central heating radiator and obscure UPVC double glazed window.

BEDROOM TWO (MIDDLE)

3.35m x 3.05m (11'32" x 10'29")
With UPVC double glazed window and central heating radiator.

BEDROOM THREE (REAR)

4.27m max into door recess x 3.05m (14'95 max into door recess x 10'51")
With UPVC double glazed window and central heating radiator.

Features

Substantially Extended Semi-Detached Property

Highly Popular Location

Two/Three Reception Rooms

Extended Kitchen/Breakfast Room

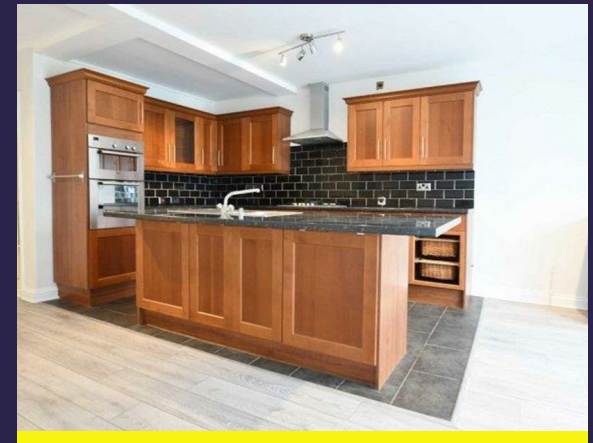
Double Glazed Conservatory

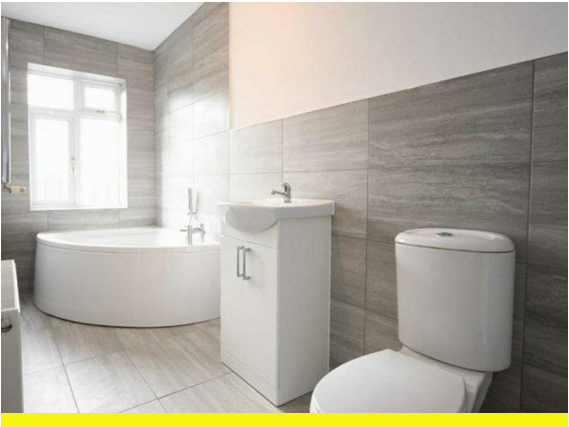
Four Bedrooms

Two Bathrooms

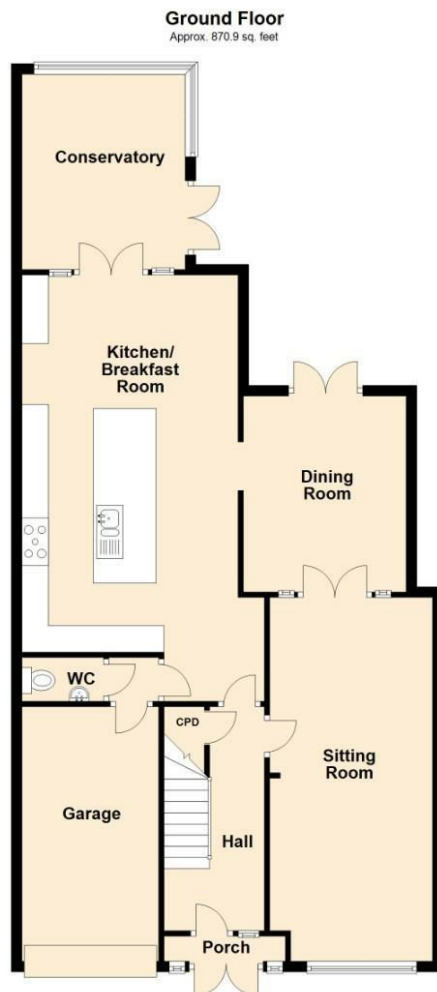
Off-Road Parking and Garage

Lawned Rear Garden





Floorplan



Total area: approx. 1653.8 sq. feet

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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