



49 Offchurch Road

Leamington Spa **CV32 7NG**

Offers Over £400,000

49 Offchurch Road

An opportunity to buy a spacious extended three/four bedroomed semi detached property in the popular Cubbington village location. This well presented property would appeal to couples or families wishing to live as part of this thriving village community. The accommodation briefly comprises entrance porch, spacious entrance hallway, a light and airy lounge, separate dining room, kitchen, study/office, cloakroom and integral garage. To the first floor there are three bedrooms, a family bathroom and loft access. The driveway has parking for three cars and there is a beautifully presented rear garden, with a patio and lawn area.

Please contact our Leamington Spa office on to arrange a viewing or for further information.

LOCATION

Located in the North/East of Leamington Spa, close to Cubbington village centre. A semi rural location, which benefits from a whole range of supermarkets, shops and two public houses close by. The Parade in the town centre is a short drive away where you will find an array of coffee shops, restaurants, boutique shops available. There are also great road networks nearby giving access to the M40 and M1 motorways as well as the Fosse Way for travel to local towns nearby including Stratford Upon Avon, Birmingham and Warwick to name a few. Leamington railway station is only a short drive away with trains to London in just over one hour. School catchments for this property are second to none falling within many private and state schools.

PORCH

With lighting and internal UPVC obscured double glazed window to the front elevation and door opening into;

ENTRANCE HALL

This large entrance hallway has stairs rising to the first floor landing and gives way to the kitchen/breakfast room and lounge. Also having a radiator and useful understairs storage cupboard.

SITTING ROOM

4.20m x 4.17m (13'9" x 13'8")

A light and airy lounge which has a large double glazed window to the front elevation, a gas feature fireplace, radiator, space for lounge furniture and access to the;

DINING ROOM

3.25m x 3.20m (10'7" x 10'5")

Having a radiator, space for dining room furniture, French doors leading out to the rear garden and access to the;

KITCHEN / BREAKFAST ROOM

4.06m x 2.79m (13'3" x 9'1")

This sizeable kitchen / breakfast room comprises of a range of wall and base mounted units, stainless steel sink, built-in electric hob with an extractor fan above, oven unit, built-in fridge / freezer and dishwasher. There is a large double glazed window to the rear elevation giving views over the stunning rear garden, storage cupboard and a door leading to the;

GARDEN ROOM

5.38m x 2.17m (17'7" x 7'1")

This extended area has been finished to a great standard. In brief this room has double glazed windows to the rear and side elevation, a door leading out to the rear garden, a skylight, radiator and doors leading to the garage and ground floor cloakroom. This room could be used as another bedroom.

CLOAKROOM

1.62m x 1.31m (5'3" x 4'3")

Having a low level W/C, sink unit and a heated towel rail.

FIRST FLOOR LANDING

Having stairs rising from the entrance hall the landing gives way to all bedrooms, family bathroom and benefits from a side facing obscured double glazed window.

BEDROOM ONE

3.88m x 3.32m (12'8" x 10'10")

With a large front facing UPVC double glazed window giving views over the neighbouring countryside, built-in wardrobes, radiator and space for bedroom furniture.

BEDROOM TWO

3.85m x 3.65m (12'7" x 11'1")

Another equally well proportioned double bedroom again benefiting from a large UPVC double glazed window to the rear elevation offering views over the rear garden, radiator and space for bedroom furniture.

Features

Ground Floor Extension Creating Versatile Living Space

Cubbington Village Location Overlooking Hills & Fields

Private And Mature Gardens

Three Generous Reception Rooms

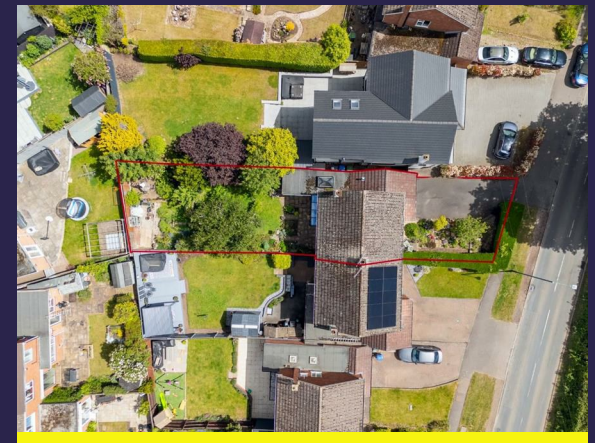
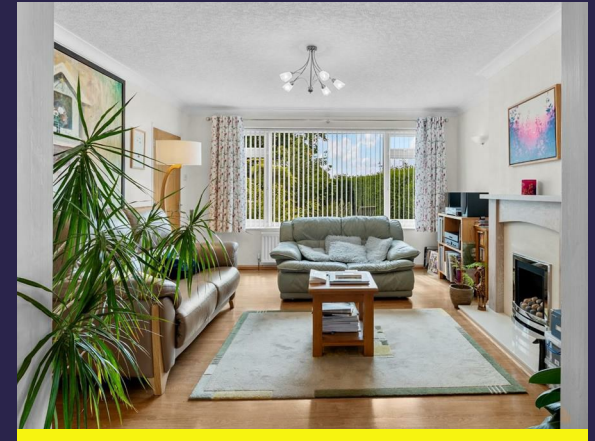
Three First Floor Bedrooms & Family Bathroom

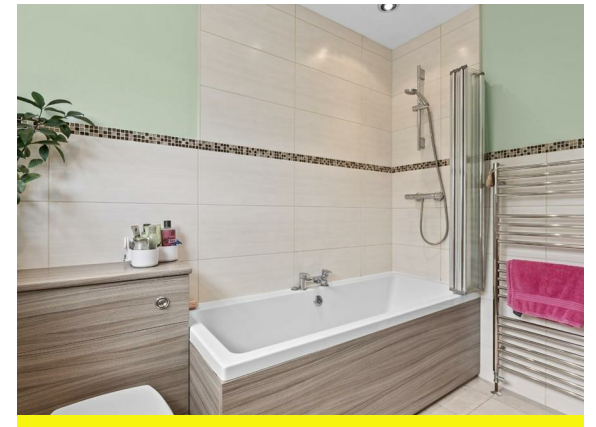
Garage

Immaculately Presented Throughout

Driveway Parking

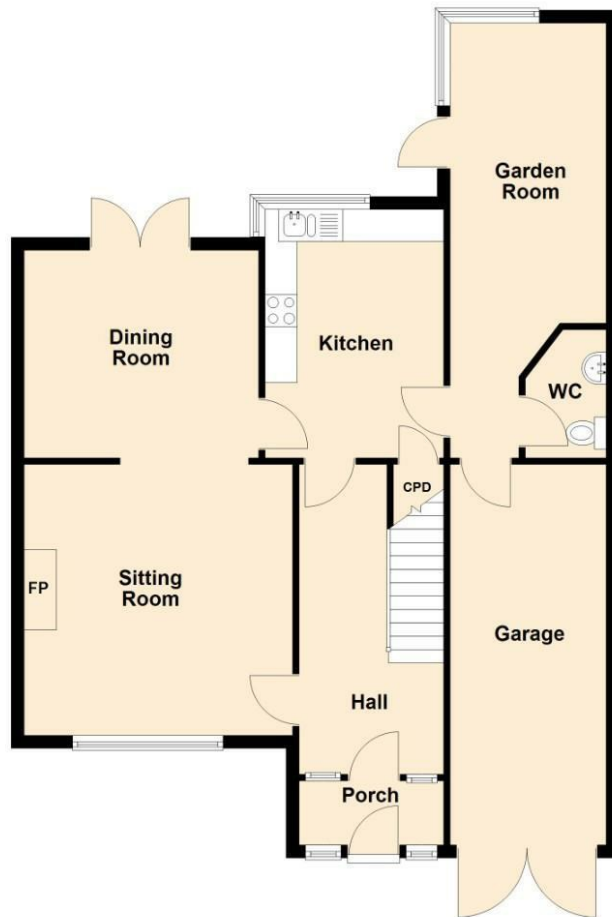
EPC To Be Confirmed



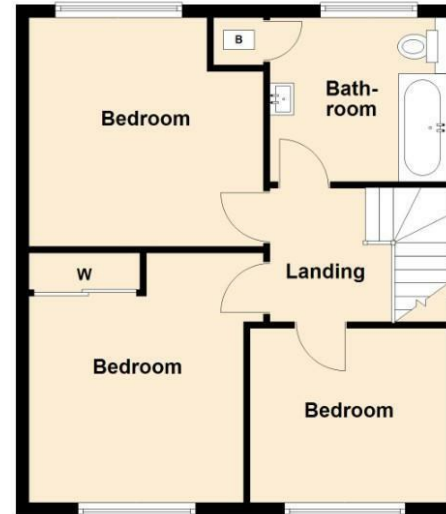


Floorplan

Ground Floor



First Floor



Total area: approx. 136.3 sq. metres (1467.5 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 D - Warwick District Council



Energy Efficiency Rating

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

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com