



65 Stirling Avenue

Leamington Spa **CV32 7HW**

Offers Over £425,000

65 Stirling Avenue

Cubbington

Being popularly located within easy reach of facilities in both Lillington and Cubbington, this three bedroomed semi-detached family house is offered for sale with the benefit of no onward chain. Having gas fired central heating, the accommodation now offers excellent scope and potential for future improvement along with possible extension, subject to the appropriate consents. The accommodation includes lounge and separate dining room which intercommunicates via an archway, there also being kitchen, three first floor bedrooms and bathroom. Externally, a double length tandem garage adjoins the property with off-road parking to the front and a long mature garden to the rear. Overall this is an excellent opportunity to purchase a family home of potential within a popular and established residential location.

LOCATION

Stirling Avenue lies approximately two miles north-east of central Leamington Spa on the fringe of Lillington and New Cubbington. This is a popular and well thought of location with good access to sought after local schools, as well as community facilities including local shops in both Lillington and Cubbington. Town centre facilities are easily accessible, as are good local road links to routes out of the town, including access to neighbouring towns and centres and the Midland motorway network. Leamington Spa railway station provides regular rail links to numerous destinations, notably London and Birmingham.

ON THE GROUND FLOOR

Entrance door opening into:-

ENTRANCE HALLWAY

With staircase off ascending to first floor, central heating radiator, cloaks cupboard and doors to:-

CLOAKROOM/WC

With low level WC, wall mounted wash hand basin and central heating radiator.

LOUNGE

4.60m x 3.61m (15'11" x 11'10")

With tiled fireplace and hearth, double glazed window to front elevation, central heating radiator and archway providing access to:-

DINING ROOM

3.02m x 3.02m (9'11" x 9'11")

With central heating radiator and double glazed sliding patio doors opening into:-

LEAN-TO STYLE CONSERVATORY

With tiled floor and doors providing access to the rear garden.

KITCHEN

2.82m x 2.82m (9'3" x 9'3")

Fitted with a basic range of units comprising base cupboards, drawers and wall cabinets to one side, 1½ bowl stainless steel sink unit and tiled floor with connections for gas cooker and washing machine. Door giving access to the garage.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, obscure UPVC double glazed window to side elevation and doors to:-

BEDROOM ONE (FRONT)

4.60m x 3.30m (15'1" x 10'10")

With double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.51m x 3.02m (11'6" x 9'11")

With built-in cupboard housing the Worcester gas fired boiler and hot water system, double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

3.02m x 2.59m (9'11" x 8'6")

- including stair bulkhead.

With double glazed window and central heating radiator.

Features

Semi-Detached Family House

Highly Popular Location

Excellent Future Potential

Lounge Through to Dining Room

Kitchen

Three Bedrooms

Bathroom

Parking and Double Length Garage

Long Mature Rear Garden

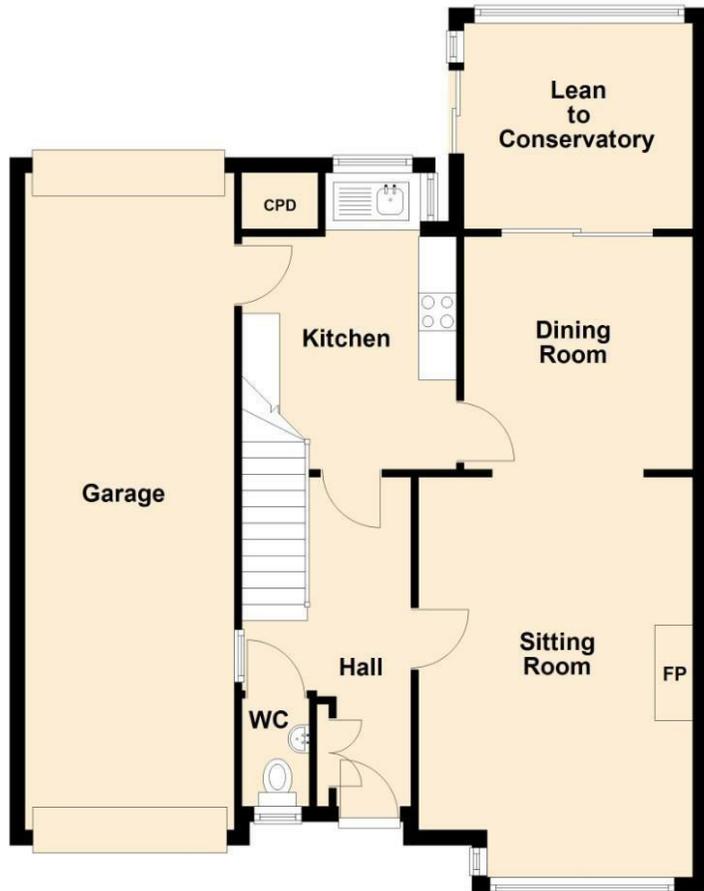




Floorplan

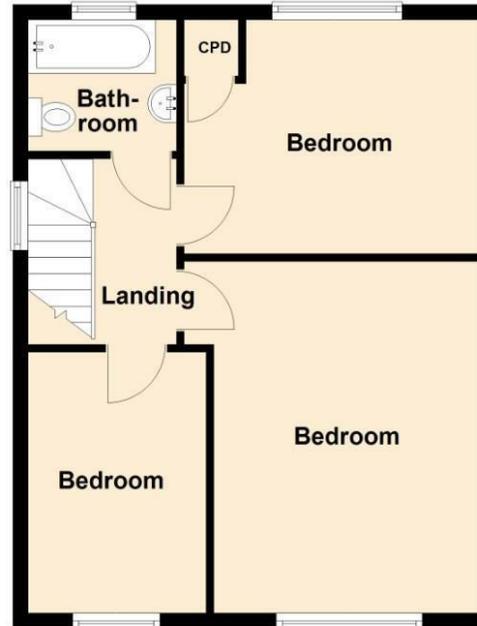
Ground Floor

Approx. 82.2 sq. metres (884.7 sq. feet)



First Floor

Approx. 46.2 sq. metres (497.4 sq. feet)



Total area: approx. 128.4 sq. metres (1382.1 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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