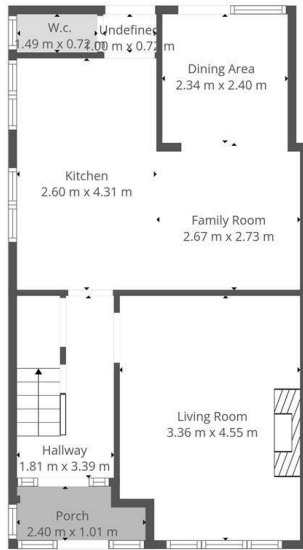


11 New Street, Leamington Spa  
Offers Over £340,000

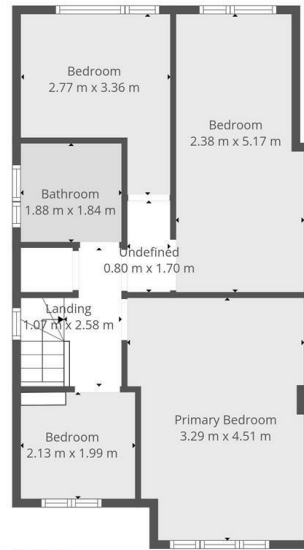
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Garage



1st Floor



2nd Floor

**Total: 97 m<sup>2</sup>**

Garage: 0 M<sup>2</sup>, 1st Floor: 48 M<sup>2</sup>, 2nd Floor: 49 m<sup>2</sup>  
Excluded Areas: Garage: 11 M<sup>2</sup>, Porch: 2 M<sup>2</sup>, Walls: 11 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Extended four bedroom semi-detached home in the heart of Cubbington village.

The property is entered via a porch leading into the entrance hall. The ground floor further comprises a living room and a second reception room which has been opened to create a spacious kitchen/diner, along with a downstairs cloakroom and a secondary downstairs cupboard. A double storey extension provides generous accommodation and excellent scope for improvement and personalisation.

To the first floor there are four well-proportioned bedrooms and a family bathroom. Also from the landing, there is access via a pull-down loft ladder to a spacious loft space with its own light.

Externally, the property benefits from a good sized private rear garden and a single garage en bloc.

Situated in a popular village location with convenient access to local schools including Cubbington CofE Primary School, Lillington Primary School and North Leamington School, this property would make an ideal family home or renovation project.

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