



Three bed, semi detached home

6 Broadway
Cubbington
Leamington Spa
CV32 7JR


MARGETTS
ESTABLISHED 1806

Price Guide £300,000

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Backing onto the local park, this spacious three bedroom semi with two reception rooms, is located in this sought after village and is offered with no upward chain. The property benefits from a private rear garden and has potential for off-street parking at the front. Whilst the property requires modernisation, it presents a blank canvas for those looking to create a bespoke family home or investment.

ENTRANCE PORCH

Perspex design with easy-care vinyl flooring, leading through a double-glazed front door.

ENTRANCE HALL

Laminate flooring and a handy storage cupboard housing the fuse box and gas and electric meters.

GUEST CLOAKROOM/WC

Carpeted with W.C. facilities.

DINING ROOM

9'2" x 9'2" max

Bright and airy with laminate flooring, and built-in storage.

SITTING ROOM

8'10" x 17'0" max

A cosy retreat with plush carpet, and dual aspect double-glazed windows. Sliding doors open to the conservatory, flooding the space with natural light.

CONSERVATORY

22'6" x 8'4"

A tranquil space with wood-framed windows and direct access to the garden — perfect for relaxing or entertaining.

KITCHEN

18'0" x 6'2"

Functional with stainless steel sink, vinyl flooring, ample wall and base units, and space for appliances. Features include splashback tiles, 3 double-glazed windows, radiator, and access to a side W.C. and storage area. Direct access to the garden via side door.

ADDITIONAL FEATURE

Brick-built utility with double-glazed windows ideal for storage.

LANDING

Bright with 2 front-facing double-glazed windows, airing cupboard housing Baxi boiler, and radiator.

BEDROOM ONE - MASTER SUITE

13'11" x 9'4"

Generously sized with carpet, rear-facing double-glazed window, built-in wardrobe and radiator.

BEDROOM TWO

10'5" x 10'9"

Comfortable double room with carpet, radiator, and rear-facing double-glazed window.

BEDROOM THREE

10'9" x 6'10"

Cosy single or study room with carpet and rear-facing double-glazed window.



OUTSIDE

Enjoy a private rear garden with access from both the conservatory and kitchen — perfect for summer gatherings, gardening, or relaxing in the sun.

PARKING

Access to the rear garden is via the shared driveway.

NEARBY AMENITIES

SCHOOLS: Close to Ofsted rated "Good" schools Cubbington C of E Primary (0.3 miles) and North Leamington School (1.3 miles), and 1.5 miles from the Kingsley School Independent Day School.

SHOPS AND LEISURE: Walking distance to local shops, takeaways and a family friendly, dog friendly pub.

Cubbington Village Hall is also on the doorstep, running a number of community activities. The property lies within a short drive of Leamington Spa's town centre with its wide selection of shops, places to eat and boutique offerings.

GREEN SPACES: Cubbington Village Hall Play Area with playground and sensory garden is located to the rear of the garden. Ryton Pools Country Park, Jephson Gardens, Newbold



Comyn Country Park, and the Welches Meadow Nature Reserve.



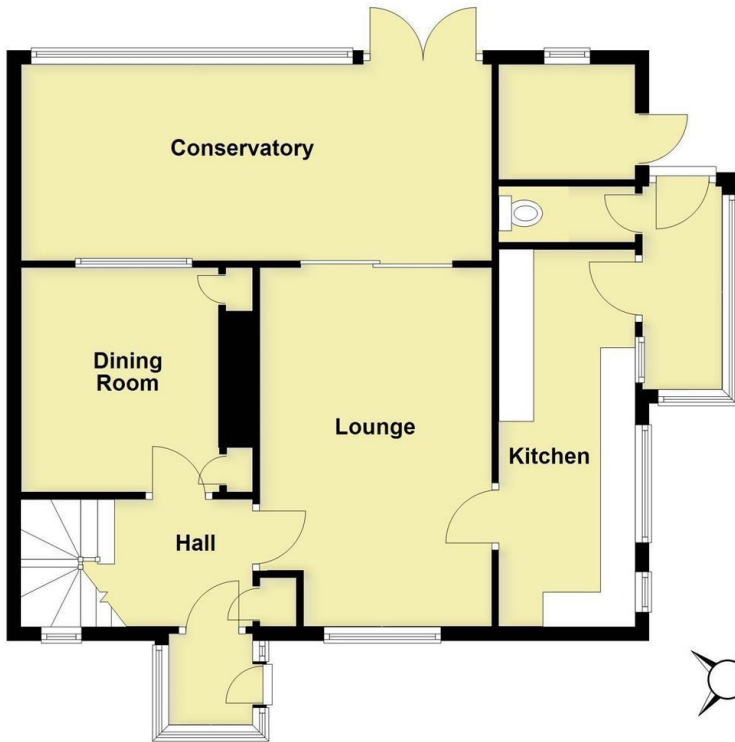


6 Broadway, Cubbington, Leamington Spa, CV32 7JR



Ground Floor

Approx. 76.7 sq. metres (825.6 sq. feet)

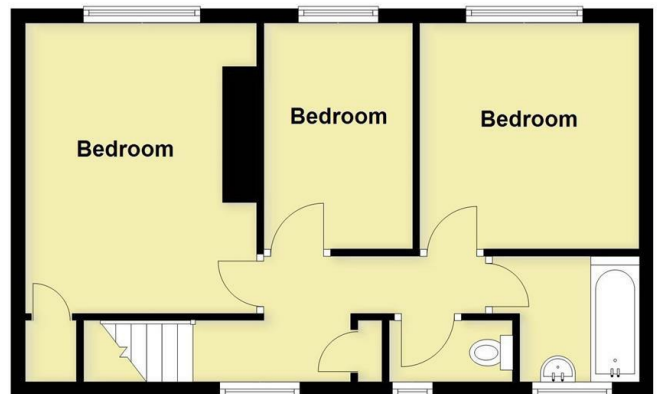


Total area: approx. 122.3 sq. metres (1316.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

First Floor

Approx. 45.6 sq. metres (490.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(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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