



Spacious, three bed semi

4 The Grange
Cubbington
Leamington Spa
CV32 7LE


MARGETTS
ESTABLISHED 1806

Offers Over £325,000

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***** SOLD SUBJECT TO CONTRACT ***** Backing onto fields and forming part of a popular residential setting in this sought after village, this spacious, three bedroom semi has a good sized garage, rear conservatory, double glazing and gas central heating and is offered with no upward chain. Considerable interest anticipated.

Recess porch and double glazed front door with matching side window opens into the

RECEPTION VESTIBULE

with radiator and cloaks cupboard.

LOUNGE

15'4" max x 13'8" max

with double fronted window, radiator, wiring for three wall lights, fire setting with gas coal effect fire, hearth and surround.

DINING ROOM

14'2" max x 9'11"

with double panel radiator, under stairs storage area, double glazed window and doors to the

CONSERVATORY

9'1" max x 8'9" max

with laminate flooring and electric panel heater.

KITCHEN

10'0" x 8'7"

with roll edge work surfacing incorporating a single drainer sink and mixer tap and a Bosch four ring electric hob with electric oven under, base units, eyelevel wall cupboards and double glazed window.

Staircase from the reception hall to the first floor landing with obscured double glazed window to the side and access to the roof space. Airing cupboard with slatted wood shelving and Pottertons gas fire combination boiler.

BEDROOM ONE - FRONT

13'5" x 10'5" including wardrobe

with double glazed window to the front, radiator and the measurements include a comprehensive range of fitted wardrobes.

BEDROOM TWO - REAR

11'5" x 9'6" max

with radiator and double glazed window affording open views and door opening to wardrobe with hanging rail and shelf.

BEDROOM THREE - FRONT

9'5" inc. bulkhead x 7'11" inc. bulkhead

with double window, radiator and the measurements include a cupboard fitted over the bulkhead.

BATHROOM now SHOWER ROOM

with fully tiled shower cubicle with adjustable shower, low-level WC, wash handbasin with mixer tap and vanity unit, full height tiling on all walls, obscured double glazed window, and heated towel rail.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a neat fore garden and block paved drive providing parking and giving access to the

LONG GARAGE

27'10" x 7'9"

with electric lights and personal door to the rear of the property.



THE REAR GARDEN

enjoys a delightful aspect and has a shaped lawn with perimeter borders, paved patio and greenhouse.

GENERAL INFORMATION

We believe the property to be freehold.
We believe all main services are connected.





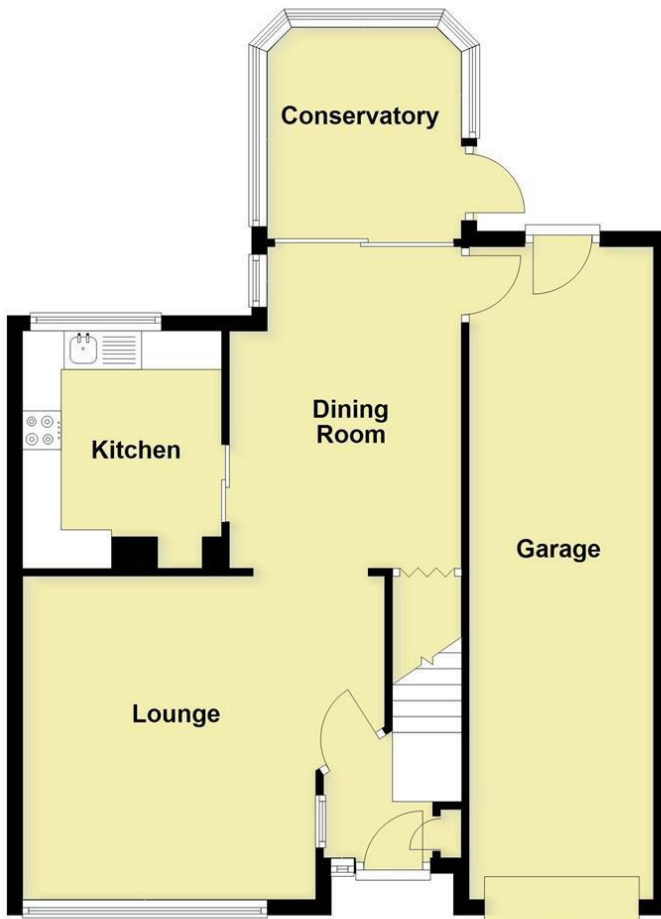


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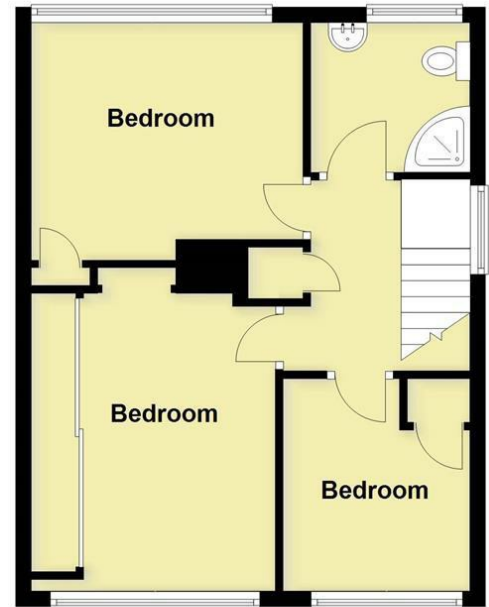
Ground Floor

Approx. 71.3 sq. metres (767.3 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



Total area: approx. 113.0 sq. metres (1215.9 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(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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