



22 Church Gardens Cubbington

Leamington Spa **CV32 7BF**

Guide Price £260,000

22 Church Gardens

This immaculately presented end of terrace property is located within a quiet cul de sac positioned off the ever popular Cubbington Road in the sought after north Leamington pocket close to great local schools. Constructed by reputable builders "Deeley Construction" in the design of "The Violet" only 3 years ago, the property still has approximately 7 years NHBC guarantees remaining and is part of the Orbit Association Scheme. There is an option to purchase in full or to purchase a share of at least 40% which offers a great affordable opportunity to get on to the property ladder. Externally the property benefits with an allocated parking bay to the front of the property and a private low maintenance courtyard to the rear. Internally the spacious and welcoming entrance hallway gives way to a well equipped breakfast kitchen, a reception room with doors out to the garden and a downstairs cloakroom. The first floor landing with loft access gives way to two good sized double bedrooms and a beautifully equipped bathroom. The property is also offered with no onward chain.

LOCATION

Church Gardens lies off Cubbington Road in a popular north Leamington Spa area just a few minutes drive north-east of Leamington town centre with local amenities nearby together with some great local schools nearby; both primary and secondary. The major road network is close by with easy access to the A46 and M40.

ON THE GROUND FLOOR

Entrance Hallway

5.17m x 2.04m (16'11" x 6'8")
An open, light and airy entrance hallway with fresh carpets, wide stairs leading to the first floor with large handy storage cupboard beneath and solid timber doors leading to:-

Breakfast Kitchen

3.79m x 1.84m (12'5" x 6'0")
A well equipped kitchen with an array of wall and base units in gloss white with complementary work tops and matching splash

backs. Appliances include integrated fridge and freezer, oven, gas hob and extractor hood and space and plumbing available for the washing machine. The flooring is tiled and a host of spot lights for lighting.

Living / Dining Room

2.92m x 4.01m (9'6" x 13'1")
Set to the rear of the property this reception room has continued fashionable grey timber effect laminate flooring running from the entrance hallway and offers a tranquil place to relax with double doors leading out to the courtyard garden.

Cloakroom / WC

1.84m x 1.30m (6'0" x 4'3")
A spacious downstairs cloakroom with a modern white suite including low level flush wc and wash hand basin with tiled flooring and splash back areas.

ON THE FIRST FLOOR

Landing

2.05m x 2.66m (6'8" x 8'8")
A wide and open landing with loft access point and solid timber floors leading off to:-

Bedroom One

3.99m x 2.99m (13'1" x 9'9")
Set to the front of the property, this double bedroom offers large double glazed window to the front and storage cupboard with recess to one side.

Bedroom Two

3.99m x 2.62m (13'1" x 8'7")
A further good sized second double bedroom located to the rear of the property.

Bathroom

2.11m x 1.94m (6'11" x 6'4")
A spacious bathroom with a modern white suite including bath with shower over and glass screen, low level flush wc and wash hand basin with tiled flooring and splash back areas.

OUTSIDE

Features

Modern Mid Terraced Property
Immaculately Presented Throughout
Constructed in 2019/2020
Well Equipped Kitchen
Two Double Bedrooms
Private Courtyard Garden
Allocated Parking
Popular North Leamington
No Onward Chain
NHBC Guarantee

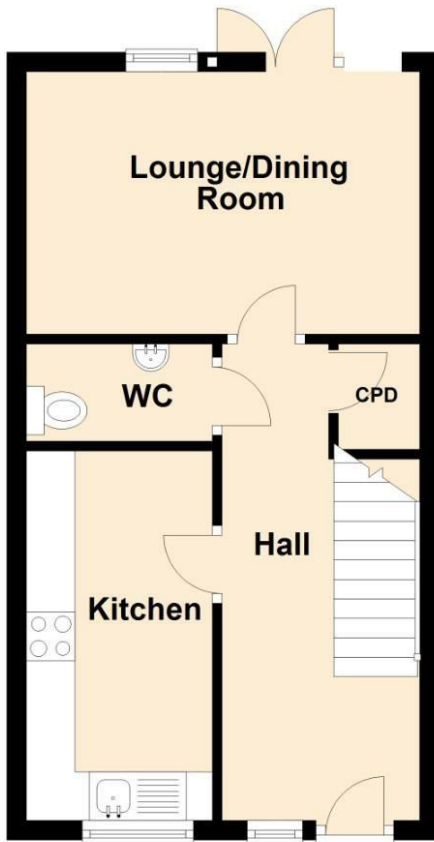




Floorplan

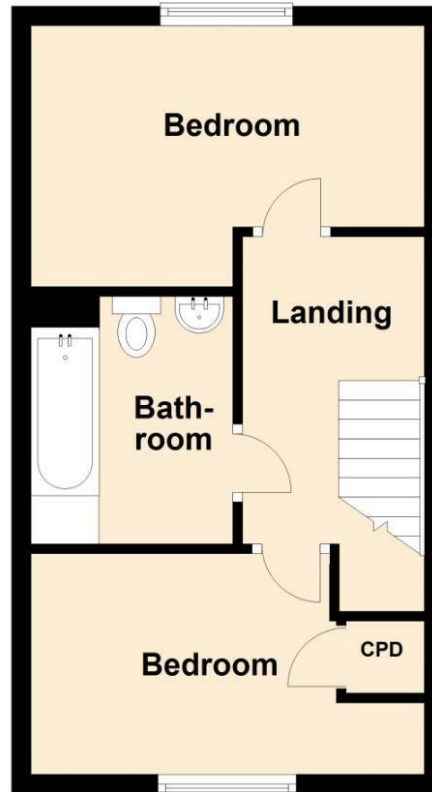
Ground Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



First Floor

Approx. 31.1 sq. metres (335.0 sq. feet)



Total area: approx. 62.3 sq. metres (670.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services 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 C - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B		84	
(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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