



42 Ledbrook Road

Leamington Spa **CV32 7LU**

Guide Price £250,000

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SUITABLE FOR CASH PURCHASERS ONLY DUE TO STRUCTURAL REPAIRS REQUIRED - COPY OF STRUCTURAL ENGINEER'S REPORT AVAILABLE FOR INSPECTION UPON REQUEST.

This semi-detached bungalow is situated within a highly popular location close to amenities in the heart of Cubbington village. Providing two bedroomed accommodation the bungalow occupies a generous plot with wider than average foregarden having driveway and garage alongside, as well as a good length garden to the rear. Internally, the accommodation includes lounge, kitchen, two bedrooms and bathroom with the guide price having been set to reflect the fact that the property is in need of both updating and structural repair. Once completed, however, this could be an ideal single storey residence for those looking to downsize whilst remaining close to local facilities.

LOCATION

Cubbington village lies approximately two miles north-east of central Leamington Spa with the village having an attractive and characterful heart, benefiting from village amenities including shops, social facilities and public houses. Facilities in Leamington town centre are also within easy reach, there being excellent local road links available including those to the A46 and M40 motorway, with Leamington Spa railway station providing regular rail links to numerous destinations.

ON THE GROUND FLOOR

Obscure UPVC double glazed entrance door opening into:-

SPACIOUS RECEPTION HALLWAY

With central heating radiator, access trap to roof space, recessed storage shelving and doors to:-

LOUNGE

4.09m x 4.17m (13'5" x 13'8") - into UPVC double glazed bay window. With dual aspect double glazed windows and central heating radiator.

KITCHEN/BREAKFAST ROOM

3.00m x 2.87m (9'10" x 9'5") Fitted with a range of modern units in a grey gloss finish comprising base cupboards and drawers surmounted by marble effect worktops with tiled splashbacks and a range of coordinating wall cabinets, matching breakfast bar, inset stainless steel four burner gas hob with stainless steel filter hood over and fitted electric oven below, inset stainless steel sink unit, Baxi gas fired combination boiler, towel warmer/radiator, UPVC double glazed window and door alongside giving external access to the side/rear of the property.

BEDROOM ONE (REAR)

3.94m x 3.02m (12'11" x 9'11") With UPVC double glazed window, together with double glazed sliding patio door giving access to the rear garden and central heating radiator.

BEDROOM TWO (REAR)

3.63m x 3.10m (11'11" x 10'2") With UPVC double glazed window and contemporary vertical style radiator.

BATHROOM

Being partly tiled with white fittings comprising low level WC, wall mounted wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, obscure UPVC double glazed window, central heating radiator and built-in shelved storage cupboard.

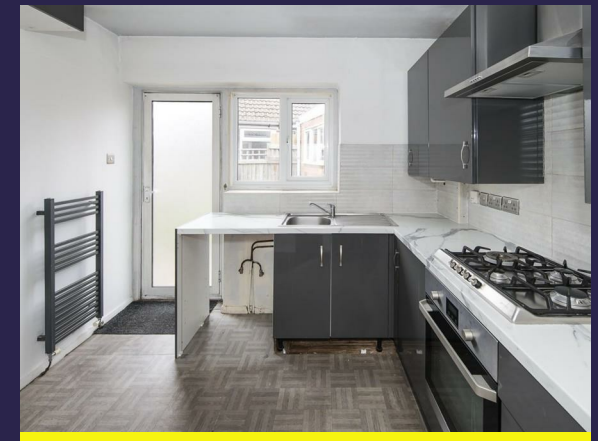
OUTSIDE

FRONT

The bungalow is set behind a good width lawned foregarden

Features

Cash Purchasers Only
Semi-Detached Bungalow
Highly Popular Location
Lounge
Kitchen
Two Bedrooms
Bathroom
Driveway and Garage
Good Length Rear Garden



with twin paved footpaths giving gated access to the front of the property.

DRIVEWAY

Immediately to the right of the foregarden is a driveway providing useful off-road parking space for one vehicle, as well as giving direct vehicular access to:-

BRICK-BUILT GARAGE

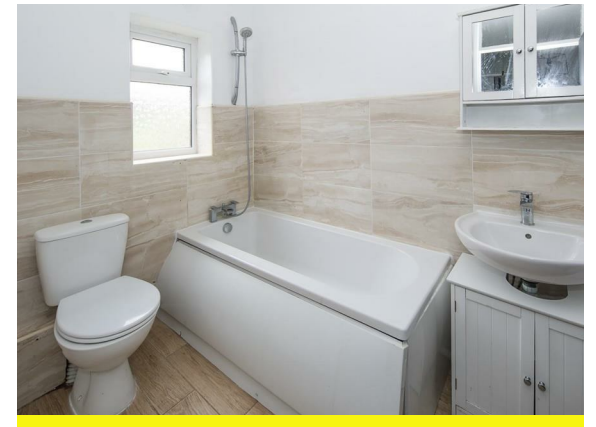
With up and over door fronting and side door.

REAR GARDEN

The rear garden is of a good length, being part fenced and part hedged with central pathway running through lawned areas to either side and a large paved area at the far end of the garden where there is a timber garden shed.

DIRECTIONS

Postcode for sat-nav - CV32 7LU.



Floorplan

Ground Floor



Total area: approx. 64.5 sq. metres (694.8 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	69	76
	EU Directive 2002/91/EC	

Contact us

01926 888998

leamington@wiglesworth.com

Visit us

14 Euston Place, Leamington Spa,
Warwickshire, CV32 4LY

wiglesworth.com