



**6 South View Road**

Leamington Spa **CV32 7JD**

Guide Price £325,000

# 6 South View Road

## Cubbington

Being attractively positioned within a cul-de-sac close to all local amenities in both Lillington and Cubbington, this characterful double-bayed period terraced house is offered for sale with the benefit of no onward chain. Whilst being presented in clean and tidy order, the house offers excellent scope and potential for future updating with the existing accommodation including a lounge with doors dividing to dining room and kitchen and shower room beyond, whilst on the first floor there are two double bedrooms along with a cloak/wash room which is large enough to be further developed into a bath or shower room. Externally there is a good length garden to the rear with the property overall representing an excellent opportunity to purchase a period home of potential within a popular and well established location.

### LOCATION

South View Road lies off Rugby Road and is within a short walk of all facilities and amenities in Lillington and Cubbington including local schools and shops which notably Tesco and Sainsbury's mini markets on Cubbington and Rugby Road. Facilities in the town centre lie less than two miles away and include Leamington's wide array of shops and independent retailers, artisan coffee shops, restaurants and parks. Additionally, there are excellent local road links available including those to neighbouring towns and centres, as well as links to the Midland motorway network via the A46.

### RECESSED PORCH ENTRANCE

With replacement UPVC double glazed entrance door opening into:-

### ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator and door to the dining room.

### LOUNGE

3.33m x 4.22m (10'11" x 13'10" )  
- into UPVC double glazed bay window.  
With gas fire, central heating radiator and sliding double doors which divide to:-

### DINING ROOM

3.99m x 3.45m (13'1" x 11'4")  
With UPVC double glazed window to rear elevation, central heating radiator and door to:-

### KITCHEN/BREAKFAST ROOM

4.17m x 2.36m (13'8" x 7'9")  
- incorporating lobby area.  
With the kitchen having a single drainer stainless steel sink unit with wood effect units and drawers below, together with several matching wall cabinets, space and connection for washing machine, access to understairs storage cupboard, UPVC double glazed door giving external access from the lobby area to the rear garden and further door to:-

### SHOWER ROOM

With close coupled WC, pedestal wash hand basin, shower area designed to allow wheelchair access with Triton electric shower unit over, obscure UPVC double glazed window and central heating radiator.

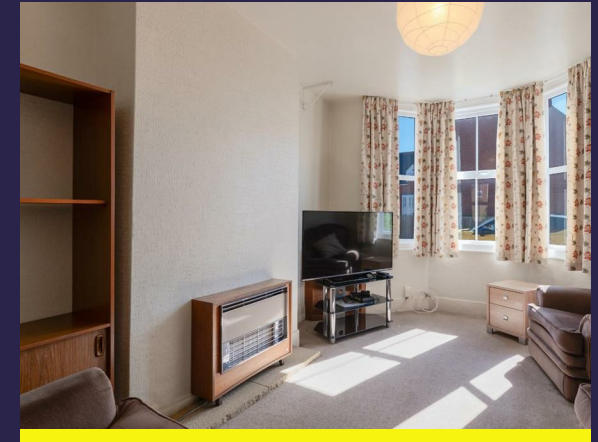
### ON THE FIRST FLOOR

### LANDING

With fitted cupboard, access trap to the roof space and doors to:-

### Features

Period Double-Bayed Terraced House  
Highly Popular Location  
Lounge/Dining Room  
Breakfast Kitchen/Lobby  
Ground Floor Shower Room  
Two Double Bedrooms  
First Floor Cloakroom/WC  
Good Length Rear Garden  
No Chain



### BEDROOM ONE (FRONT)

4.37m x 4.24m (14'4" x 13'11")  
- into UPVC double glazed bay window.  
With central heating radiator.

### BEDROOM TWO (REAR)

3.99m x 2.82m (13'1" x 9'3")  
With UPVC double window and central heating radiator.

### CLOAKROOM/WC

With close coupled WC, pedestal wash hand basin, part obscure UPVC double glazed window and central heating radiator.

### OUTSIDE

### FRONT

The house is set behind a small foregarden with paved pathway to one side giving access to the front entrance door.

### REAR GARDEN

A good length rear garden with lawn to one side of a central paved pathway leading through, together with shed adjoining the rear of the house and an aluminium framed greenhouse to the far end. A wrought iron gate opens onto a shared rear pedestrian access.

### DIRECTIONS

Postcode for sat-nav - CV32 7JD.



## Floorplan



Total area: approx. 92.1 sq. metres (991.8 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 C - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

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

wiglesworth.com