

8 Hillcrest, Leamington Spa  
Offers Over £325,000

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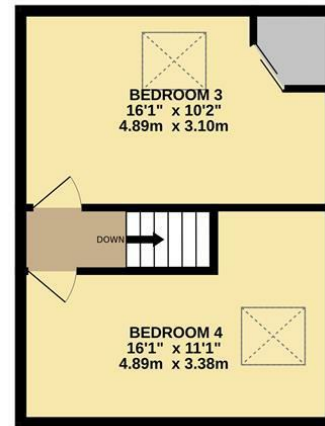
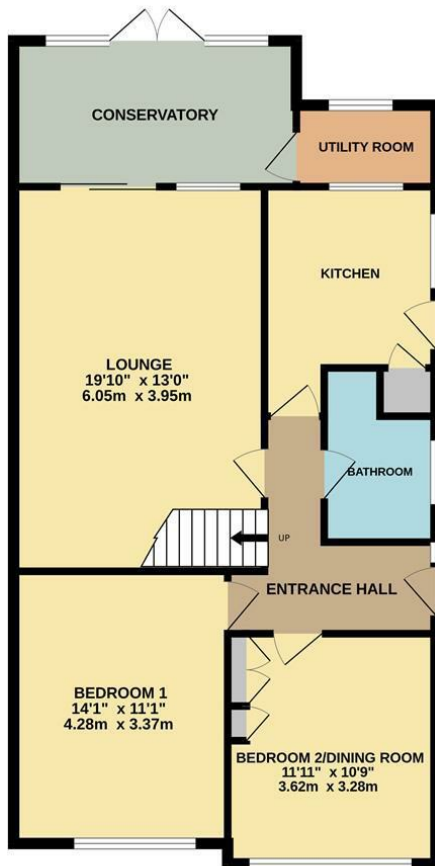
A four bedroom semi-detached bungalow in the sought after Village of Cubbington, Leamington Spa. A short walk to stunning countryside, the property comprises: entrance hall, kitchen, good sized living room leading to conservatory and utility room, two bedrooms, of which one could potentially be used as dining room or additional reception room. Upstairs are a further two bedrooms. Outside benefits from a front garden, a south west facing back garden and a drive for several vehicles. There is also a garage with power and lights and a large shed.

Cubbington is a delightful village on the outskirts of Leamington Spa, surrounded by beautiful Warwickshire countryside. With an active community and benefitting from amongst other things two pubs, cafe, local shops with Post Office, village hall and a church, it is conveniently located only 2.3 miles from Leamington's Parade, with its vast array of shops, restaurants, bars and train station. Furthermore, Cubbington is ideally placed for the road network too, situated 3 miles from Fosse Way and a short drive to the A46 and M40. The primary school within the village has been given a Ofsted rating of good and there is plenty of green space for children and adults alike to enjoy.

Opportunities to purchase a bungalow in this area are rare, so viewing is essential. Book your own appointment to view today, to avoid disappointment.

GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.

1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 1254sq.ft. (116.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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