



**2 Bed**  
**Bungalow - Detached**  
**located at Radford Semele**

8 Lewis Road  
Radford Semele  
Leamington Spa  
CV31 1UB

  
**MARGETTS**  
ESTABLISHED 1806

**Price Guide £385,000**

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A rare opportunity to acquire a spacious link detached two bedroom bungalow in sought-after residential village with plenty of off-parking, garage, conservatory and rear garden. No upward chain.

#### Entrance Porch

Double glazed porch doors with matching side windows opening into the

#### Reception Hall

with wood effect flooring and radiator and access to the roof space.

#### Living Room

15'8" x 13'0" maximum

with fire setting having inset gas flame fire, brick surround and wooden mantle. Double glazed windows, radiator, wood effect flooring and sliding patio doors lead through to the:

#### Rear Conservatory

12'8" maximum by 7'2" maximum

with double glazed windows to three sides and French doors. Air-conditioning wall mounted unit and radiator. Tiled floor.

#### Breakfast Kitchen

15'8" x 6'11"

with roll edge work surfacing extending around the room providing breakfast bar and incorporating a single drainer sink unit with mixer tap and a range of base unit beneath. Space for cooker with gas point. Range of eyelevel wall cupboards and larder cupboard. Space and plumbing for washing machine and recess for a larder style, fridge/freezer, wood effect flooring, double glazed window and door to the rear.

#### Bedroom 1 - Front

13'4" x 10'4"

with laminate flooring and radiator, double glazed window to the front, and the measurements include a fitted five door range of wardrobes. Radiator.

#### Bedroom 2 - Front

13'7" maximum by 8'0" maximum

with radiator, television point, double glazed window to the front and the dimensions include a double door fitted wardrobe.



#### **Four Piece Bathroom**

has a white suite with panelled bath having tap secured handheld shower attachment, corner shower cubicle with adjustable shower, wash hand basin and low level WC, full height tiling on all walls, obscure double glazed window, louvre door airing cupboard with Valliant gas fired central heating boiler.

#### **Outside**

To the front of the property, there is a large block paved fore garden and drive, providing parking and giving access to the;

#### **Attached single garage,**

16'8" by 8'3"

with power point, cold water tap, electric light and double glazed door to the rear garden.

#### **Rear Garden**

The rear is mainly laid to patio with perimeter borders.

#### **GENERAL INFORMATION**

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





**8 Lewis Road, Radford Semele, Leamington Spa, CV31 1UB**



## Ground Floor

Approx. 87.8 sq. metres (945.5 sq. feet)



Total area: approx. 87.8 sq. metres (945.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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