



18 Lawford Road

Leamington Spa **CV31 2PJ**

Guide Price £275,000

18 Lawford Road

This well presented semi-detached home is located in a convenient position to the south of Leamington Spa town centre, allowing easy access to local schooling, amenities, town and train station and the major road networks. Sitting back from the roadside behind the driveway to the front giving space for two vehicles, you enter into the entrance vestibule which leads you to the dual aspect reception room with doors out to the gardens and in turn into the modern fitted dining kitchen. The first floor offers three good sized bedrooms and a modern fitted bathroom that has had the original separate wc and bathroom knocked into one. Externally there is a good sized driveway, which offers side access to the private rear garden. This rear garden is of a good size with a substantial paved patio and an expanse of lawns leading to the foot of the garden with large timber shed.

LOCATION

Lawford Road lies around 1.5 miles south of central Leamington Spa and is therefore well placed for local road links to neighbouring towns and centres, along with numerous major routes, whilst also being well placed for access to Leamington Spa railway station, which provides regular rail links to many destinations including London and Birmingham. Within the Whitnash area itself, there are a useful range of day-to-day amenities including shops, schools and public transport services.

ON THE GROUND FLOOR

Entrance Hallway

1.36m x 1.29m (4'5" x 4'2")
With stairs rising to the first floor and door leading into the main reception room.

Living Room

6.06m x 3.48m (19'10" x 11'5")
This well proportioned living room offers lots of natural light due to being dual aspect, with a large double glazed unit to the front and double doors leading out to the gardens to the rear. The flooring is laid with a contemporary laminate flooring and a doorway leads you into the dining kitchen.

Dining Kitchen

5.41m x 3.36m (17'8" x 11'0")
This modern dining kitchen offers an array of glossy finished eye level and base units in a contemporary taupe colour with complimentary work surfaces and tiled splashbacks. The kitchen opens up to the side offering a further seating area and storage, both beneath the stairs and within the fitted storage matching the kitchen cabinetry. Integrated appliances include a dishwasher and there are spaces and plumbing for a range style cooker, washing machine, tumble dryer and stand up fridge freezer.

ON THE FIRST FLOOR

Landing

3.03m x 0.75m (9'11" x 2'5")
The landing offers an access point into the loft and also has a large airing cupboard together with doors to all rooms on this level.

Bedroom One

3.54m x 3.19m (11'7" x 10'5")
A good sized double bedroom located to the front of the property benefiting from being in a lovely decorative order and offering a large fitted storage cupboard.

Bedroom Two

4.17m x 2.80m (13'8" x 9'2")
A further good sized double bedroom, this time located to the rear with views over the gardens.

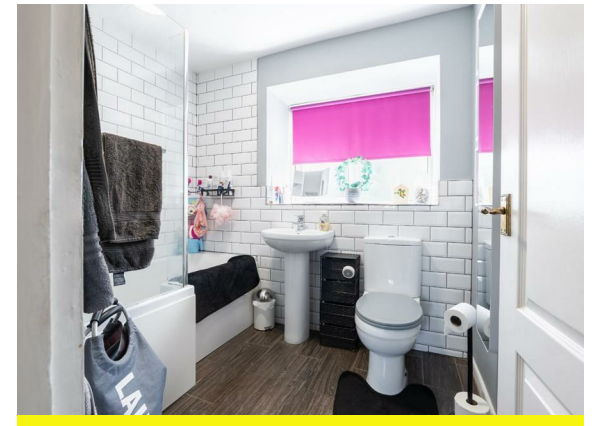
Bedroom Three

3.34m x 1.99m (10'11" x 6'6")
A great sized third bedroom with laminate flooring and views out to the front.

Features

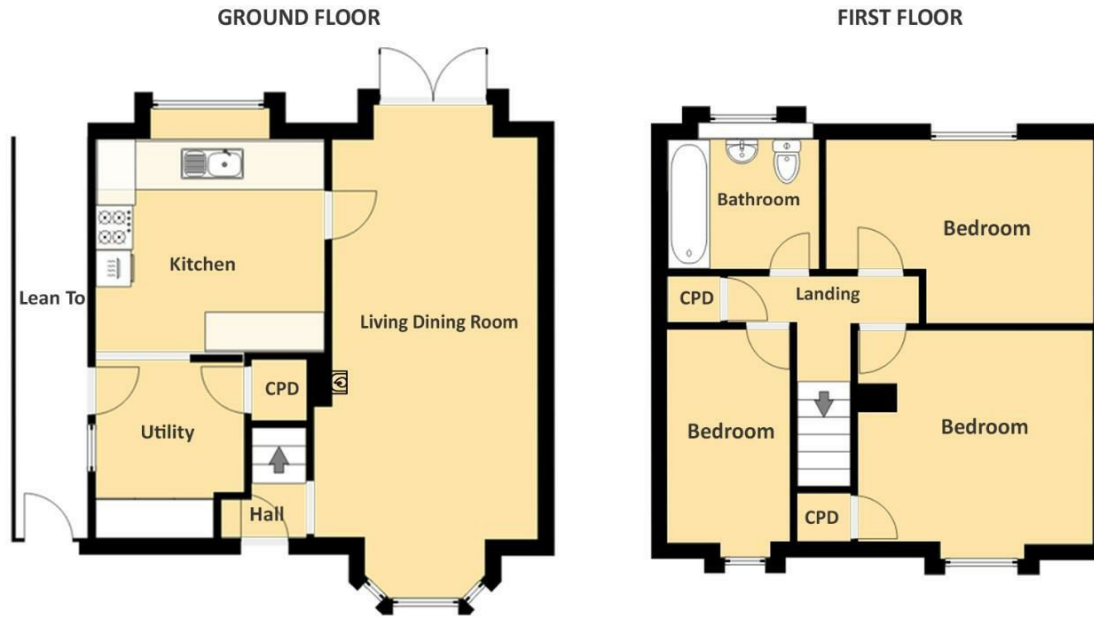
- Semi Detached Home
- Beautifully Presented Throughout
- Conveniently Positioned
- Modern Fitted Dining Kitchen
- Dual Aspect Reception Room
- Three Bedrooms
- Well Equiped Bathroom
- Large Driveway
- Private Rear Garden





Floorplan

Internal Living Area 876sq ft / 81.37m²



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General Information

Tenure

Freehold

Fixtures & Fittings

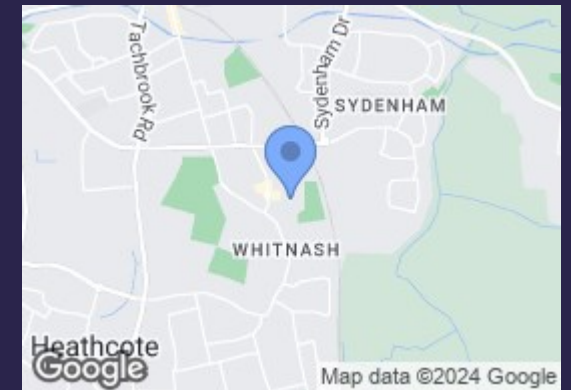
Specifically excluded unless mentioned in these sales particulars.

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 B - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(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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