

LEWIS ROAD, LEAMINGTON SPA CV31 1UQ



A CHARMING TWO BEDROOM MID TERRACE PROPERTY IN THE HEART OF A POPULAR VILLAGE LOCATION.

- **VILLAGE LOCATION**
 - **TERRACED**
 - **LOUNGE**
 - **KITCHEN/DINER**
 - **BATHROOM**
- **TWO DOUBLE BEDROOMS**
 - **GENEROUS GARDEN**
 - **OUTHOUSE**

2 BEDROOMS

OFFERS OVER £229,000

Hawkesford are delighted to bring to the market this charming two bedroom mid terrace home. Located within the popular village of Radford Semele, the current owner has maintained and kept the property in good condition.

Benefiting from two double bedrooms, generous garden, new bathroom and spacious reception room, this is an ideal investment or first purchase.

Lounge 14'9" x 11'3" (4.503 x 3.446)

Entrance immediately into the reception room, having double glazed window to front aspect, light point, radiator, decorative fire place and some built in storage space.

Kitchen/Diner 11'6" x 10'2" (3.506 x 3.103)

Stylish kitchen/dining area with double glazed window to the rear aspect, tiled floors, radiator and spotlights to ceiling. There is plenty of space for dining room table and chairs, kitchen worktop with multiple storage cupboards above and below, space for dishwasher and space for cooker and white goods.

Utility Room 6'6".4806'5" (1.999.1465)

With light point, storage cupboard, door to garden and double glazed window to the side aspect, space for all white goods and access through to the bathroom.

Bathroom 6'10" x 5'6" (2.099 x 1.685)

With double glazed window to side aspect, spotlights, WC, bath, sink, tiled walls and floor, radiator and towel rail.

Bedroom One 11'3" x 11'3" (3.446 x 3.451)

Double bedroom with double glazed window to front aspect, light point, radiator and built in storage.

Bedroom Two 11'3" x 10'2" (3.440 x 3.117)

With double glazed window to rear aspect, radiator and light point.

Garden

Generous sized garden with plenty of space for seating, sheds and also benefits from an outhouse.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

GENERAL INFORMATION

Services

Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553











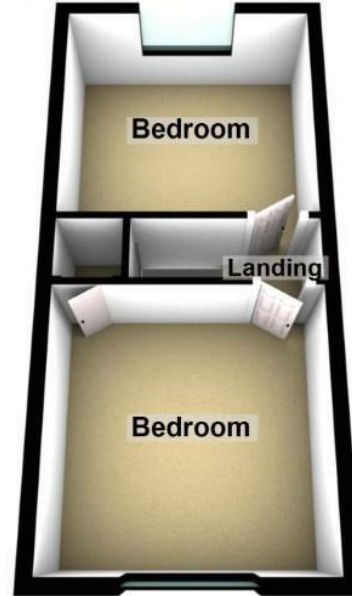
Ground Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	