



## 9, Lay Gardens, Radford Semele, Leamington Spa, CV31 1XP

A well maintained and improved end terraced town house providing gas centrally heated and sealed unit doubled glazed two bedroom accommodation. In a particularly pleasant cul-de-sac position overlooking a playing field in this regarded East Leamington Spa village location.

**Offers Over  
£250,000**





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### Lay Gardens

Is located just off Lewis Road, is a popular and established cul-de-sac location ideally sited a short walk from a good range of local facilities and amenities, including local shops, schools and a variety of recreational facilities. The location and village in general is convenient for access to the town centre some two miles distant.

ehB Residential are pleased to offer 9 Lay Gardens, Radford Semele which is an opportunity to acquire a well maintained and improved end terrace town house, providing gas centrally heated and sealed unit double glazed two bedroom accommodation, which has recently been subject to improvement including refitted kitchen, redecoration and new carpets throughout. The property is particularly well sited within Lay Gardens featuring twin car parking facility, pleasant garden and open aspect over playing fields.

The agents consider the property will appeal ideally to first time buyers and is offered with NO ONWARD CHAIN.

In detail the accommodation comprises:-

### Porch

Leads to the...

### Entrance Hall

With wood effect laminate floor, radiator, cloaks cupboard, timber and glazed panel entrance door.

### Lounge

12'6" x 12' (3.81m x 3.66m )

With feature stone fireplace and hearth with gas real flame effect fire and connection, TV point, double radiator, patio doors overlooking the rear garden, wall light points, staircase off balustrade.

### Refitted Kitchen

11' x 8'8" (3.35m x 2.64m)

With a range of gloss white base cupboards and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer stainless steel sink unit with mixer tap, plumbing for automatic washing machine, built-in stainless steel oven and four ring hob unit, with glazed panel splashback and extractor hood over, radiator, Worcester gas fired central heating boiler and programmer.

### Stairs and Landing

Access to roof space.

### Bedroom

9'11" x 11'6" (3.02m x 3.51m)

With radiator, pleasant open views over playing fields.

### Bedroom

10'6" x 8'8" (3.20m x 2.64m)

With airing cupboard with lagged cylinder, immersion heater and radiator.

### Bathroom / WC

7'9" 4'9" (2.36m 1.45m)

With two tiled walls, white suite comprising panelled bath with mixer tap, shower attachment, pedestal basin with mixer tap, low flush WC, heated towel rail.



#### Outside

To the front of the property there is an open plan lawned garden, two block paved car parking facilities, pedestrian side access with shed leading to the rear garden. The rear garden has a paved patio, shaped lawn, established flower borders bounded by close boarded fencing.

#### Parking

One space available on the driveway and one space available in front of the garden.

#### Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider. (Checked on Ofcom May 25).

#### Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom May 25).

#### Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Council Tax Band C.

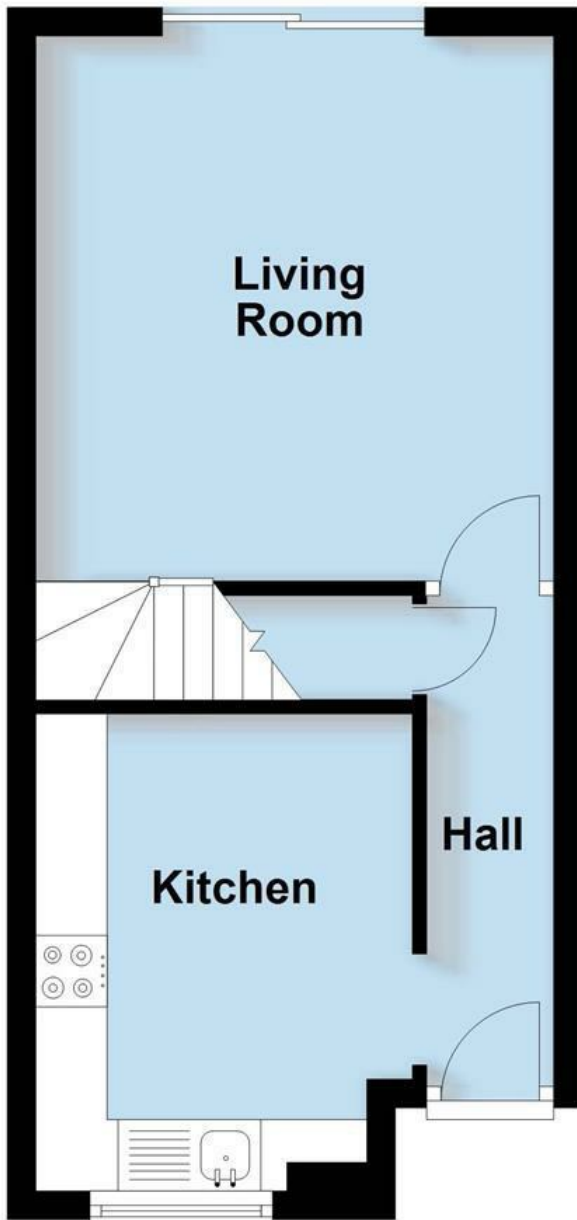
#### Location

9 Lay Gardens  
Radford Semele  
Leamington Spa  
CV31 1XP



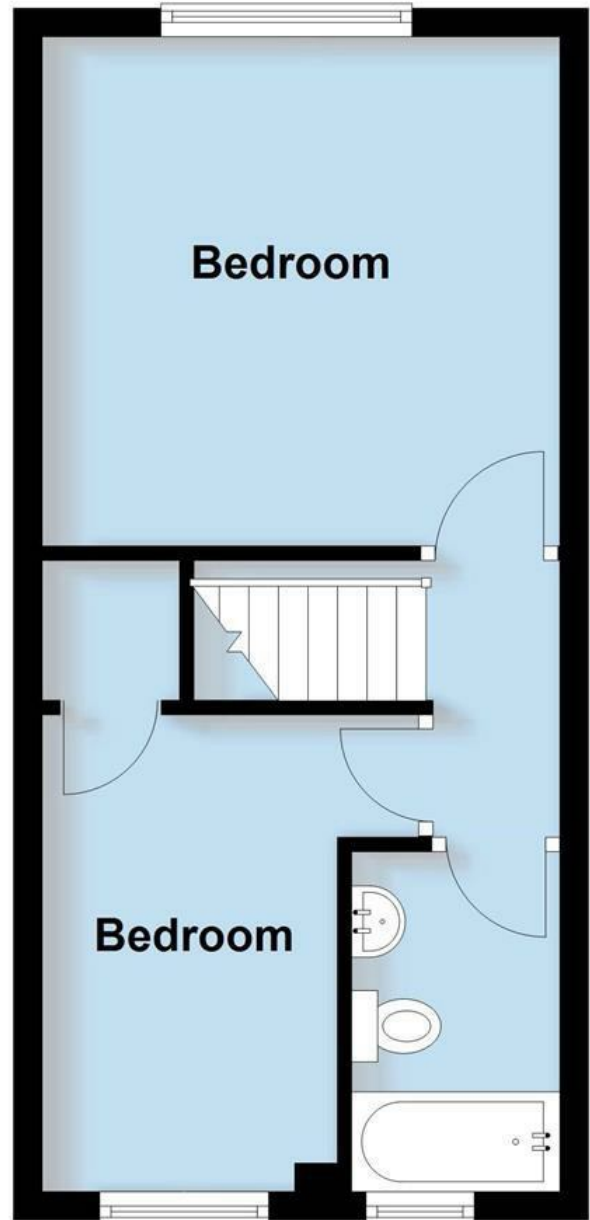
## Ground Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



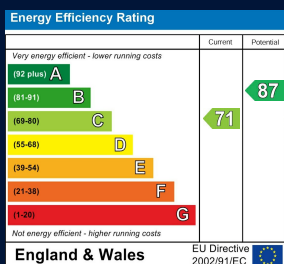
## First Floor

Approx. 29.4 sq. metres (316.2 sq. feet)



Total area: approx. 57.7 sq. metres (621.4 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact



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