

LEWIS ROAD, LEAMINGTON SPA CV31 1UB



A PERIOD TWO BEDROOM SEMI DETACHED COTTAGE IN THE HEART OF A POPULAR VILLAGE LOCATION.

- MODERNISED AND IMMACULATE THROUGHOUT
 - PERIOD COTTAGE
 - SEMI DETACHED
 - LARGE GARDEN
 - LIVING ROOM
- OPEN PLAN KITCHEN/DINING
 - BATHROOM
- TWO DOUBLE BEDROOMS
- POPULAR VILLAGE LOCATION
 - LOCAL AMENITIES

2 BEDROOMS

OFFERS IN EXCESS OF £300,000

Hawkesford are delighted to bring to the market this charming two bedroom semi-detached cottage on Lewis Road, Radford Semele. Originally built in 1887, the cottage has been immaculately improved and reconfigured by the current owners, with excellent room sizes throughout and an exceptionally long garden. This is a 'must see' property.

The property now benefits from a beautiful open plan kitchen/dining area and now incorporates a bathroom upstairs. There is a truly eye catching garden on offer here as well, which needs to be seen to be believed!

Lewis Road is within walking distance of local amenities and a short drive to Leamington Town Centre. The village has a friendly, family vibe and this property is recognised as adding great value and heritage to the community.

We very much encourage all types of buyers to come and view this unique property.

Front

Accessed by a private side pathway that also leads straight through to the garden.

Living Room 13'11" x 12'4" (4.25 x 3.77)

Having double glazed window to front aspect, two radiator and light point to both wall and ceiling.

Breakfast Kitchen into Dining 30'2" x 9'10" (9.20 x 3.02)

A perfect family social hub and heart of the home. This area of the house has been opened up and reconfigured to stunning effect by the owners.

First Floor Landing

Access to the two double bedrooms and family bathroom.

Bedroom One 14'0" x 12'1" (4.28 x 3.70)

Double bedroom facing the front elevation.

Bathroom 5'10" x 5'6" (1.78 x 1.68)

Modern and recently installed family bathroom.

Bedroom Two 10'00" x 6 (3.05m x 1.83m)

Double bedroom facing the rear elevation.

Garden

A superb sized garden that we believe must be up there with one of the longest in the village. Book your viewing to see what we mean!!

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.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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















Total area: approx. 80.2 sq. metres (862.9 sq. feet)

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (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 | | |

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