



5 Lewis Road

Leamington Spa **CV31 1UB**

Guide Price £225,000

5 Lewis Road

Radford Semele

A one bedroom extended end-of-terrace cottage located in a highly sought after and popular village, offering off-street parking and a private rear garden.

This well presented and improved home comprises of a useful porch area opening into a living room, kitchen/breakfast room giving access to the rear garden and a family bathroom. To the first floor there is a double bedroom with access to a useful loft space.

Outside to the front there is hard standing off-street parking plus a foregarden, whilst the rear garden offers a good degree of privacy with a garden room/office to the rear offering a number of different uses.

This property is being sold with no onward chain. A viewing is highly recommended.

LOCATION

Radford Semele being only two miles south-east of central Leamington Spa giving easy reach of the full range of facilities in central Leamington, including Leamington Spa railway station. Radford Semele itself offers a useful range of day-to-day amenities including village shop and post office, gastro pub and a well regarded primary school. There are good local road links available including those to neighbouring villages, towns and the Midland motorway network. The village is surrounded by lovely Warwickshire countryside so great for walking and exploring close to home.

PORCH

Having single glazed windows to the side elevation, lighting and a door which leads you straight into the:

LIVING ROOM

3.73m x 3.67m (12'2" x 12'0")
This airy and spacious area has a double glazed window to the front elevation, understairs storage, gas central heating radiator, a wood burner, space for lounge furniture and stairs leading to the first floor bedroom.

KITCHEN / BREAKFAST ROOM

3.39m x 3.32m (11'1" x 10'10")
A beautifully presented kitchen area which comprises of worktop surfaces, cupboards, tiled flooring, four-ring built-in gas hob with an extractor fan above, oven unit and space for a washing machine. Also having a combination boiler, sink unit, gas central heating radiator, Velux window and doors leading to the bathroom and rear garden.

FAMILY BATHROOM

3.36m x 1.79m (11'0" x 5'10")
Having a low level W/C, sink unit with storage below, bath unit, tiled walls, a double glazed window to the rear, extractor fan, Velux window and a gas central heating radiator.

BEDROOM

4.61m x 3.66m (15'1" x 12'0")
A great sized master bedroom which has two double glazed windows to the front elevation, two gas central heating radiators, space for bedroom furniture, exposed wooden flooring and loft access.

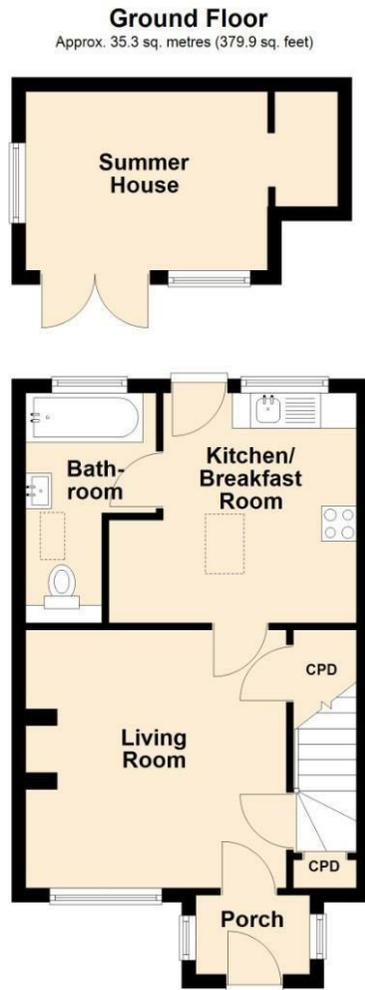
Features

- Ideal For First Time Buyers
- Sought After Village Location With Amenities Near By
- Front And Rear Garden
- Off Road Parking
- Summer House In The Rear Garden
- End Of Terrace Cottage
- No Onward Chain
- Ground Floor Bathroom





Floorplan



Total area: approx. 52.4 sq. metres (564.2 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage 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		88
(69-80) C		
(55-68) D	63	
(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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