



112 Ladysmith Road, EX1 2PP
£300,000 Freehold

Ladysmith Road

3 Bedroom, 1 Bathroom

£300,000

- Generous Living Space
- Bright Bay Window
- Two Bay Windows
- Stylish Rear Garden
- Three Double Bedrooms
- Desirable Location
- Character Features
- Well-appointed Kitchen



This attractive and well-maintained home offers generous living space, character features, and modern conveniences throughout. With bright bay-fronted rooms, excellent storage including two boarded lofts, and a beautifully designed rear garden, the property is perfectly suited for buyers seeking a comfortable and stylish home in a desirable location.

ENTRANCE HALL - Accessed via a small porch with coars carpet going into wood-effect flooring. Wooden door leading into the main living room. Stairs rise to the first floor with a wooden banister.

LIVING ROOM - 11' 8" x 11' 1" (3.56m x 3.38m) A bright and spacious reception room enhanced by a charming uPVC double glazed bay window fitted with wooden blinds to the front of the property. The room features two radiators, a decorative fireplace with tiled inset, built-in shelving and storage, TV points, and ample sockets.

DINING ROOM - 12' 5" x 11' 3" (3.78m x 3.43m) A generous second reception room with a uPVC double-glazed window overlooking the rear patio. Features include a large radiator, a boarded fireplace, an attractive panelled feature wall, and a sliding door through to the kitchen.

KITCHEN/DINER - 16' 10" x 9' 5" (5.13m x 2.87m) A well-appointed kitchen fitted with wood-effect eye and base level cabinets, and a black laminate worktop. The stainless-steel sink and drainer with mixer tap sits beneath a rear uPVC double-glazed window. Integrated appliances include a dishwasher and oven/grill, alongside a gas hob with extractor fan. Additional features include spotlights, multiple sockets, a yellow glass splashback, a long radiator, and a further side window. There is also a useful understairs storage cupboard which houses meters and electrical breakers and slate-style floor tiles. A glass privacy door with cat/dog flap opens directly to the rear patio.

LANDING - With radiator, wooden banister, storage cupboard with shelving, and access to two boarded loft hatches-both fitted with ladders. The loft nearest the bathroom houses the boiler, while the front loft offers excellent additional storage.

MAIN BEDROOM - 15' 5" x 11' 1" (4.71m x 3.38m) A spacious and light double bedroom featuring a double-glazed uPVC bay window facing the front of the property, large radiator on the chimney breast, power sockets, and a wall-mounted light sconce.



BEDROOM TWO - 11' 3" x 9' 9" (3.43m x 2.97m) A comfortable double bedroom with a uPVC double-glazed window overlooking the patio, radiator, power sockets, and a built-in storage cupboard with shelving. The room also retains a charming vintage sink with twin stainless-steel taps and mirror above.

BEDROOM THREE - 11' 0" x 9' 6" (3.36m x 2.9m) A well-proportioned double bedroom with views over the rear patio, uPVC double glazed window, built-in storage cupboard with shelving, radiator, and power sockets.

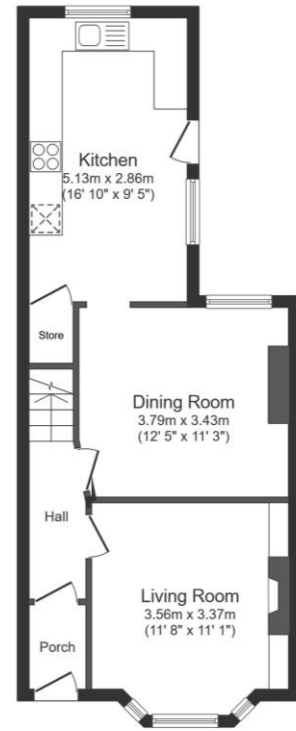
BATHROOM - 6' 5" x 5' 6" (1.96m x 1.68m) A modern, fully tiled bathroom finished with beige floor-to-ceiling tiles. The suite includes a panelled bath with shower over and folding glass screen, stainless steel taps, shelving, a low-level push-flush WC, and a white ceramic sink with mirrored medicine cabinet above. UPVC double-glazed frosted window for privacy and an extractor fan.

OUTSIDE - The rear patio has been thoughtfully designed for low-maintenance enjoyment, featuring a covered wooden decked area with glass privacy panels, outside tap, and lighting including deck spotlights. The patio includes wooden decking, a large wooden shed, and a combination of fencing and brick walling for privacy. A rear gate provides access to the walkway between properties.

The front of the property is neatly presented with slate chippings and a wooden bin store, offering a smart and low-maintenance approach to the property.

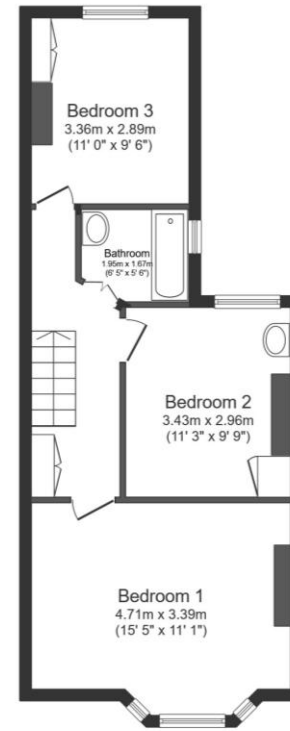
ANTI MONEY LAUNDERING - Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.





Ground Floor

Floor area 48.2 sq.m. (519 sq.ft.) approx



First Floor

Floor area 48.2 sq.m. (518 sq.ft.) approx

Total floor area 96.4 sq.m. (1,038 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property.

Plan created for...

Produced by www.keyagent.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		