

FOR SALE



Radford Road, Leamington Spa

1 Bedroom, 1 Bathroom, End Terraced House

£200,000


MARTIN&CO



- One double bedroom
- Open plan kitchen living room
- Town centre location
- Communal garden
- Ideal first time buy / investment
- No chain

Tucked away within a gated courtyard just off Radford Road, this characterful one bedroom mews cottage offers compact yet well planned accommodation. The ground floor features an open plan living kitchen, with stairs leading to a first floor landing, bedroom, and shower room. Outside the property enjoys access to a delightful communal walled courtyard garden.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



APPROACH The property is accessed via a gated entrance to the side of No. 7 Radford Road, opening into a charming walled communal courtyard garden, with a pathway leading to the entrance door of Laburnum Cottage.

KITCHEN LIVING AREA 16' 1" x 12' 3" (4.9m x 3.73m) Timber framed sash window to the front, kitchen area with a range of white wall and base mounted units with contrasting work surface over, inset four ring ceramic electric hob with built under electric oven, stainless steel cooker hood above, stainless steel sink and drainer unit, space and plumbing for washing machine, space for under counter fridge, splash back tiling, living area with TV point, telephone point, wall mounted electric heater and staircase rising to the first floor.

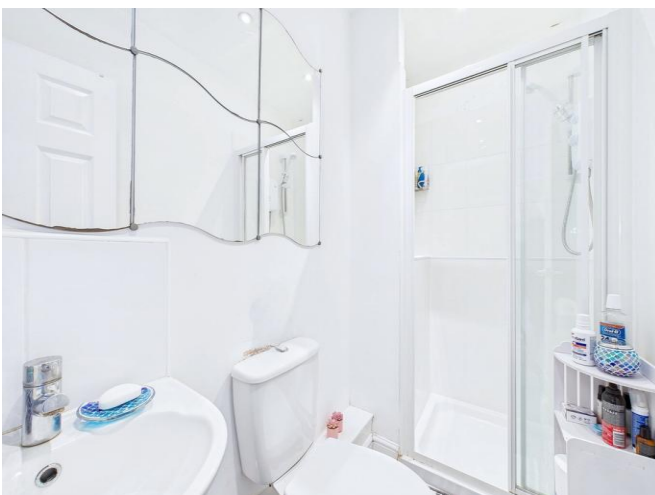
FIRST FLOOR LANDING With double glazed skylight roofline window, hatch providing access to roof space and door to the shower room.

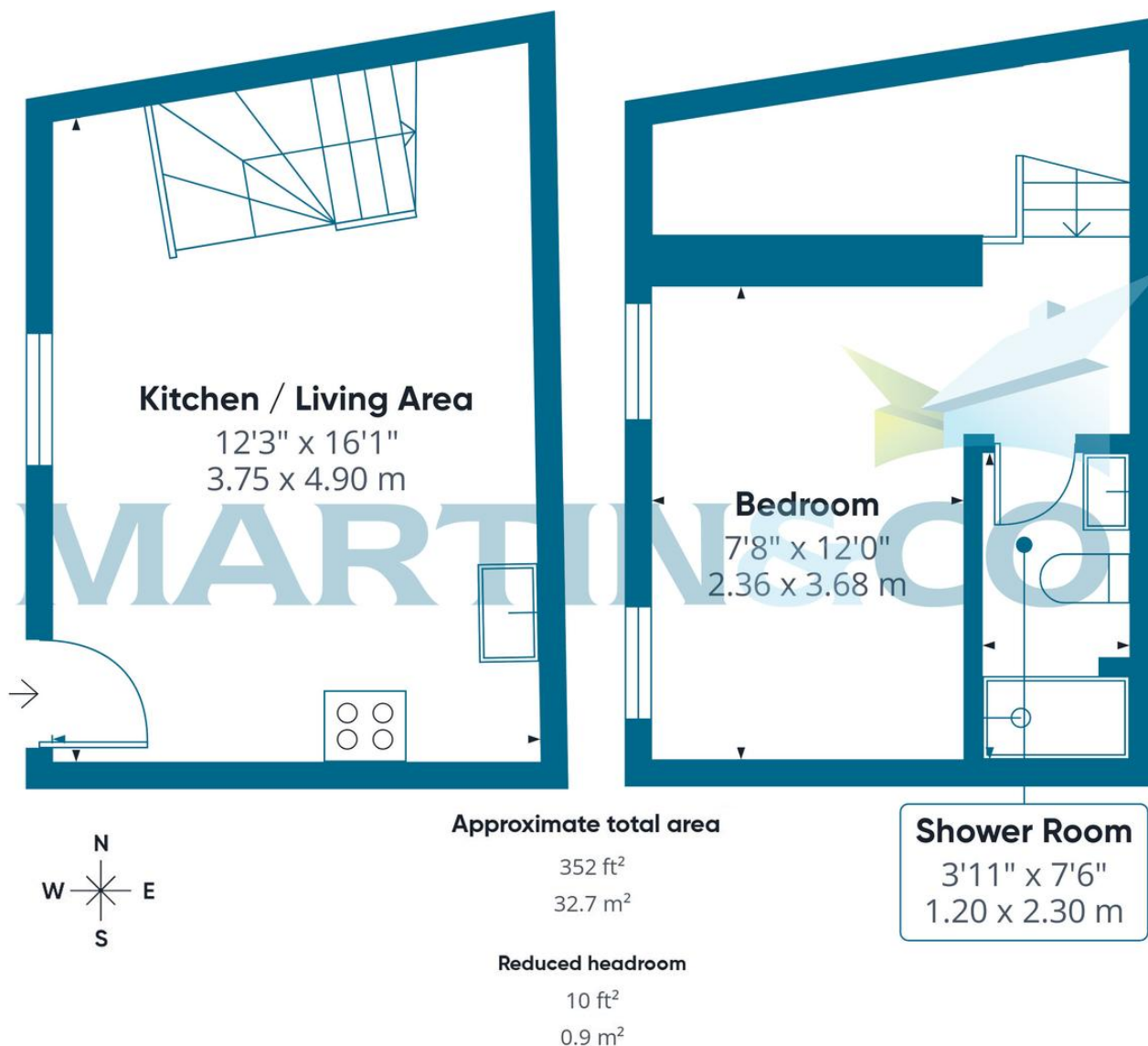
BEDROOM 12' 0" x 7' 8" (3.66m x 2.34m) Two timber framed sash windows to the front and wall mounted electric heater.

SHOWER ROOM 7' 6" x 3' 11" (2.29m x 1.19m) Fitted with a shower cubicle with wall mounted shower, low level WC, wash hand basin, tiling to the splash back, extractor, spot lights and heated electric towel.

OUTSIDE There is a walled lawn communal courtyard garden.

TENURE The property is freehold with a £120.00 a year service charge.





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