



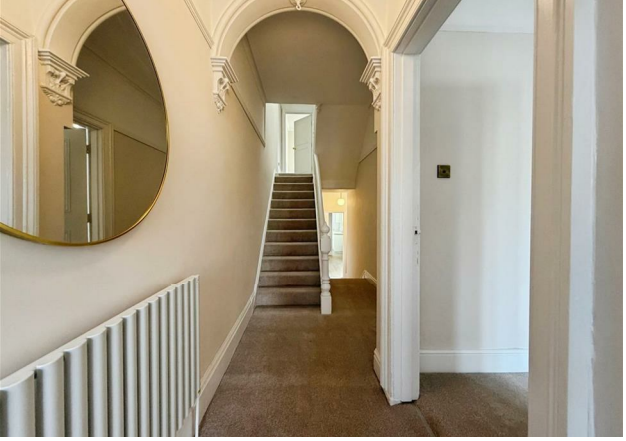




RADFORD ROAD,

complete
SALES & LETTINGS













An opportunity to purchase a large Victorian residence which has undergone recent extensive refurbishment complete with a one bedroom basement apartment. The 1900s home comprises of a hallway, bay fronted lounge, dining room, breakfast room, refitted kitchen, utility and ground floor bathroom. On the first floor there is a refitted bathroom and three bedrooms. A further spacious double bedroom is found on the top floor. The basement apartment is a self contained one bedroom apartment with shower room. The property has a low maintenance rear garden with raised decking and pergola. The house's frontage is a brick pillar wall with steps up to the storm porch and main house and steps down to the basement apartment. The location is very close to Leamington Spa train station, shops and beautiful parks. It is being offered with no onward chain.

It's in the details...

Front Garden
The garden has a pathway with steps that lead up to the storm porch and original timber front door. There is a brick pillar wall to the front, a pathway and steps leading down to the lower ground apartment.

Hallway
A hallway with fitted coir matting, white radiator and carpeted staircase leads to the mezzanine level, steps down to a pantry/storage room and glazed door through to the breakfast room. Two timber doors to the lounge diner.

Lounge
A uPVC double glazed sash bay window to the front, high ceilings with a ceiling rose, cornice, picture rail, feature open fireplace and a radiator. There's a large square opening through to the dining room.

Dining Room
High ceilings, a ceiling rose, cornice, a picture rail, a tall white radiator and a uPVC double glazed sash window to the rear.

Breakfast Room
With engineered wood flooring, fitted shelving, tall white radiator, a uPVC double glazed window and coving. A door leads through to the kitchen.

Kitchen
Fitted with a dove grey heritage style kitchen with gold handles and MDF marble effect worktops. A white single bowl sink drainer and gold mixer tap. There is a fitted oven, a four ring induction hob with extraction unit over. Two uPVC double glazed windows and a door through to the rear vestibule.

Rear Vestibule
Which has a timber AA door to the garden, vinyl tile flooring, door to a utility space housing the gas boiler with space and plumbing for the washing machine. Door through to ground floor bathroom.

Shower Room
Fitted with a white suite comprising of a pedestal hand wash basin and mixer tap, a toilet, a spacious step in shower cubicle with static glass screen and thermostatic shower unit. There is a uPVC double glazed window, an extractor fan, radiator, tiled flooring and tiled splash-backs.

Landing
A spacious split-level landing, with painted balustrades, high-level Velux window, picture rails and solid timber painted doors through to the bedrooms and bathroom.

Bedroom One
An elegant double bedroom with high ceilings, cornice, ceiling rose, fitted wardrobes, large radiator and two uPVC double glazed sash windows to the front.

Bedroom Two
A spacious double bedroom, that has high ceilings, ceiling rose, a radiator and uPVC double glazed sash window overlooking the garden.

Bedroom Three
A two room bedroom, that has a radiator coving, an inter-connecting door to a further area, which has a radiator, coving and uPVC double glazed window overlooking the garden.



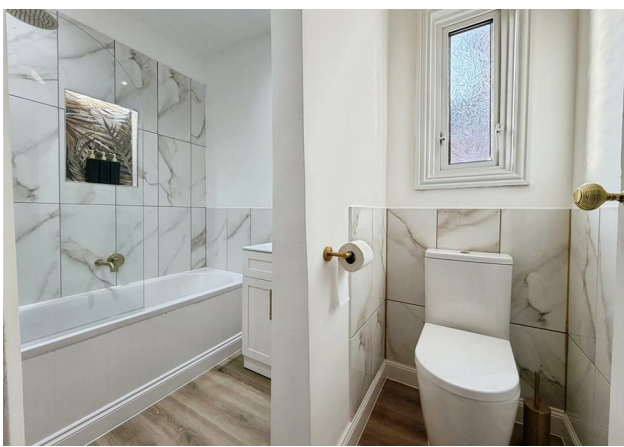
Bathroom
Beautifully re-fitted bathroom that includes marble vein style tiling, a bath with a central gold mixer tap, rainfall thermostatic shower with handheld attachment and a glass shower screen. A heritage style vanity unit with ceramic sink and gold mixer tap, a built-in feature tile recess with LED lighting, gold towel radiator, toilet, uPVC double glazed window, recessed down-lights and an extractor fan.



Second Floor Bedroom
A carpeted staircase leads to the top level whether there is a spacious double bedroom, which has two timber Velux Windows and a uPVC double glazed dormer window over a radiator.

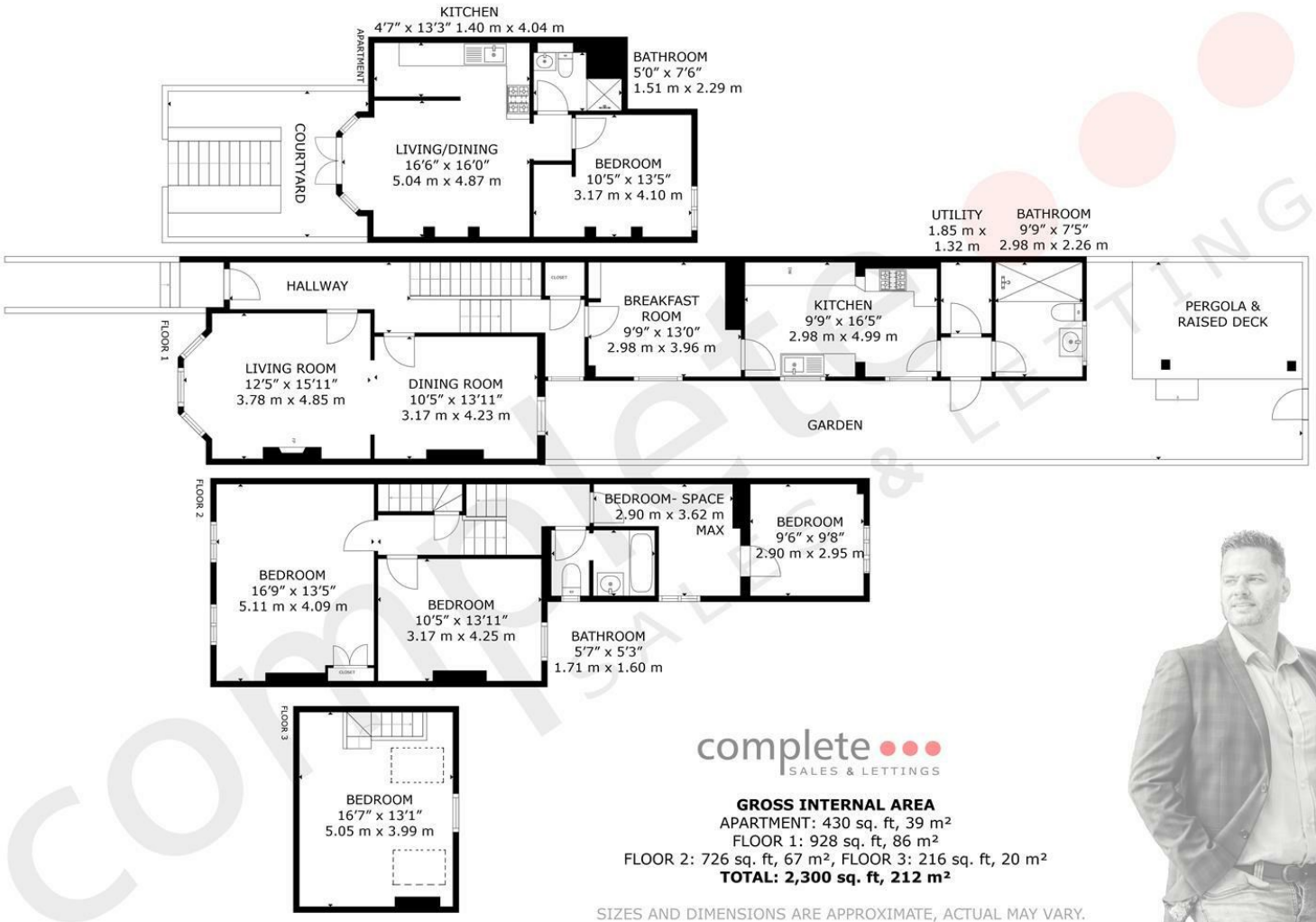
Rear Garden
There's a low maintenance gravelled rear garden. A timber door leads through to a rear access communal passageway. There is raised timber decking with fixed aluminium pergola. There is an outside tap. The garden is enclosed with original brick wall.

Basement Apartment
UPVC double glazed French doors lead into the open plan kitchen-lounge-diner with tiled floor throughout. The kitchen area comprises white units, model worktops and a stainless steel sink with mixed up and drainer. A fitted oven, gas hob with extractor over. A mini vestibule has doors to the bedroom and shower room.



Shower Room
Which has a step-in shower enclosure with a mains thermostatic shower, a concealed Saniflow toilet, a floating hand-basin with Chrome mixer, a fixed mirror with lighting, a radiator and an extractor fan.

Bedroom
A tiled floor, uPVC double glazed window to the rear and a radiator. Wall mounted Gas boiler.



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GROSS INTERNAL AREA
APARTMENT: 430 sq. ft, 39 m²
FLOOR 1: 928 sq. ft, 86 m²
FLOOR 2: 726 sq. ft, 67 m², FLOOR 3: 216 sq. ft, 20 m²
TOTAL: 2,300 sq. ft, 212 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

The Leamington Property Expert







Location

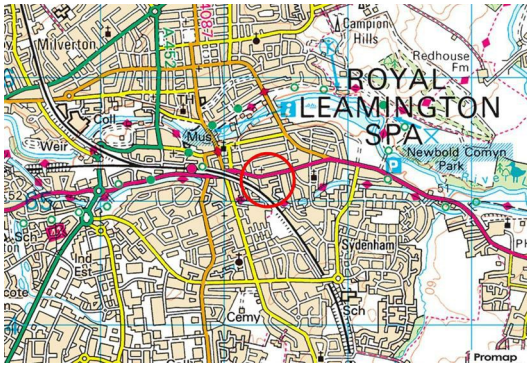
Situated on Radford Road, close to the popular Clapham Primary School, a children's play area and the Grand Union Canal. Within walking distance to a Sainsbury's local and less than 1 mile to the south east of the Parade, at the heart of Leamington Spa town centre. Well positioned for access to M40, M42, M6 & M1, Birmingham airport, NEC and an easy 5-minute walk to the train station, with its direct service to London Marylebone. Convenient for everything Leamington Spa has to offer; there is a great choice of high street and boutique shops, restaurants, cafés, bars, cinemas, theatres and art galleries, offering a unique shopping, dining and cultural experience. With its stunning architecture, tree-lined avenues, squares, parks and gardens, it is a very popular place to live.



- Extended Victorian Terrace
- Three Reception Rooms
- Two Bathrooms
- Rental Income Opportunity
- Walking Distance To Station & Parks
- Four Bedrooms- Main House
- Basement Apartment - One Bedroom
- Recently Modernised
- South Facing Garden
- Town Centre - No Chain







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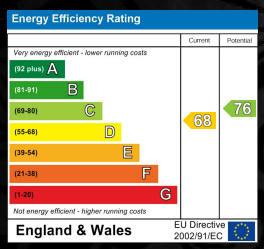
Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723



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