



'The Cottage' 46c, Radford Road, Leamington Spa



This spacious duplex two double bedroomed property, benefitting from private entrance, garden area, en-suite to master bedroom and off road parking.

Briefly Comprising;

Private entrance porch, entrance hallway, spacious dining/kitchen, large living room. First floor landing, large master bedroom with en-suite shower room, further good sized double bedroom, refitted shower room. Upvc double glazing. Gas radiator heating. Allocated parking space and low maintenance garden area.

The Cottage

Forms part of a fine period building located on the corner of Radford Road and Clapham Terrace. Conveniently sited for the town centre, local parks and the railway station, with canal walks a short distance beyond as well as the popular Clapham Terrace Primary School.

The apartment forms part of this shared building, with each of the three properties within the building having its own private entrance and therefore the property very much feels like a 'house within a house'. Properties within this area are rarely seen at this size and this price point.

The Property

Is approached via a communal driveway area leading to a dedicated parking space, with private metal gate leading to...

Enclosed Garden Space

Predominantly laid to gravel, surrounded by timber fencing and brick walling with steps leading up to...

Canopy Porch

With composite double glazed entrance door, coach light point to side, giving access to...





Entrance Hallway

With staircase rising to first floor landing, radiator, doorway to Dining/Kitchen.

Dining/Kitchen

14'11" x 11' (4.55m x 3.35m)

A light airy space with three upvc multi paned look double glazed windows, two to front and one to rear elevation, downlighter points to ceiling. Fitted with a range of wood finish shaker style wall and base units, with granite look working surface over, inset four point Neff gas hob with oven below and Neff stainless and glazed filter hood over. Wall mounted

Worcester combination boiler, space and plumbing for washing machine, splashback tiling, inset one and a half bowl sink drainer unit with mixer tap, concealed fridge and freezer, double radiator. Four panelled door to Living Room.

Living Room

14'1" x 16'5" (4.29m x 5.00m)

With tall ceiling, coved cornicing, upvc multi paned look double glazed window to front elevation, doors to useful understairs store cupboard.

First Floor Landing

With wall light point, access to all first floor accommodation.

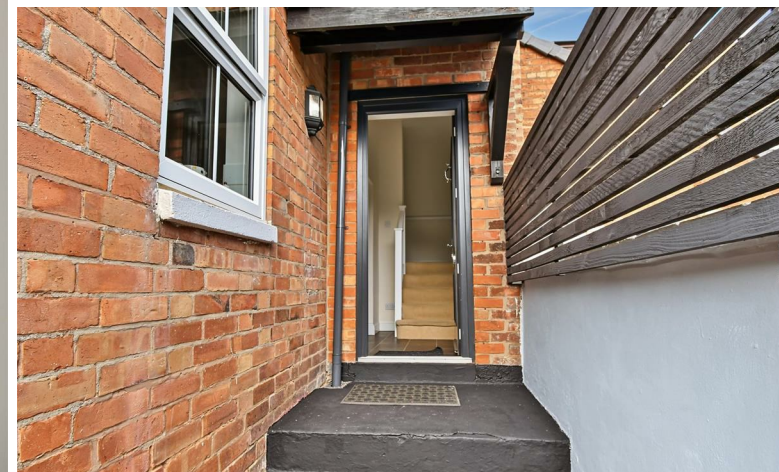
Bedroom One

10'11" x 16'9" (3.33m x 5.11m)

With feature cornicing, picture rail, multi paned look double glazed upvc window, radiator and six panelled door to...

En-Suite Shower Room

Attractively fitted with a modern suite to comprise; low level WC with concealed cistern, wash hand



basin with mono-mixer, double shower cubicle with splashback tiling, upvc obscure double glazed window, chrome radiator towel rail.

Bedroom Two

9'4" x 11'1" (2.84m x 3.38m)

With two upvc double glazed windows and radiator.

Shower Room

Attractively fitted with a contemporary suite to comprise; double shower cubicle with Mira shower and control, low level WC with concealed cistern, wash hand basin with mono-mixer set into vanity

cupboard, full splashback tiling, chrome radiator towel rail.

Private Garden

Being principally laid to stone gravel and surrounded in the main by a combination of timber fencing and brick walling.

Parking

There is an allocated parking space for the property, which is the space nearest to the garden/property.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the

area. We advise you to check with your provider. (Checked on Ofcom, 2026).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom, 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.



Tenure

The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 962 years remaining on the lease, being with a share of the freehold, No formal service charge and the ground rent is £0. Maintenance to the building is by agreement with the two other properties within the building which is run amongst themselves. There is an annual contribution to the buildings insurance of £380 per annum. Please verify this information with your legal advisers. Further details upon request.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band C.

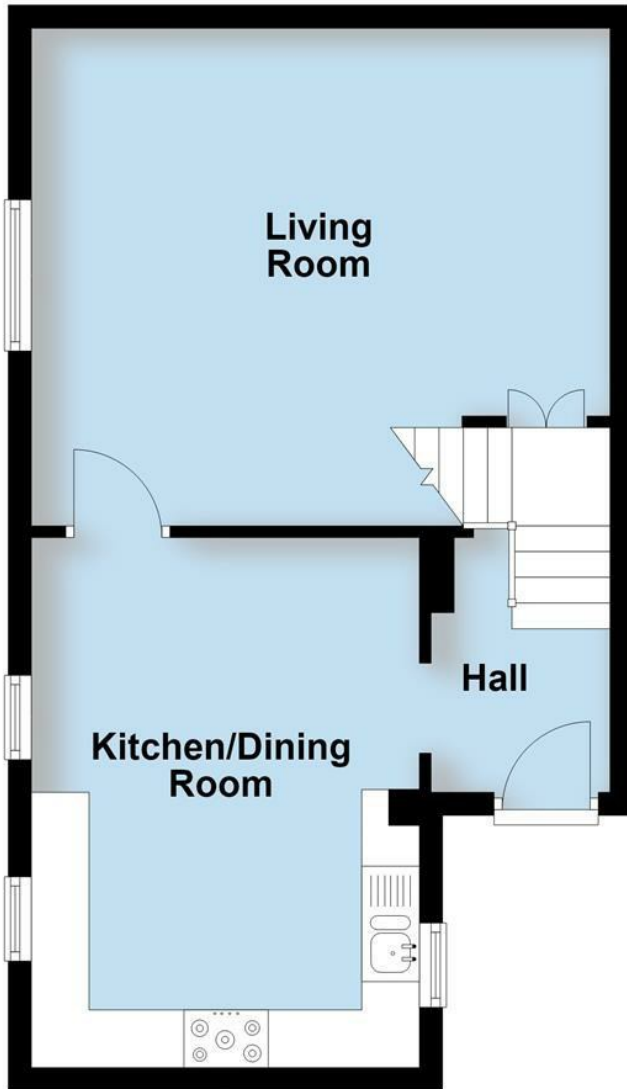
Location

The Cottage
46c Radford Road
Leamington Spa
CV31 1LZ



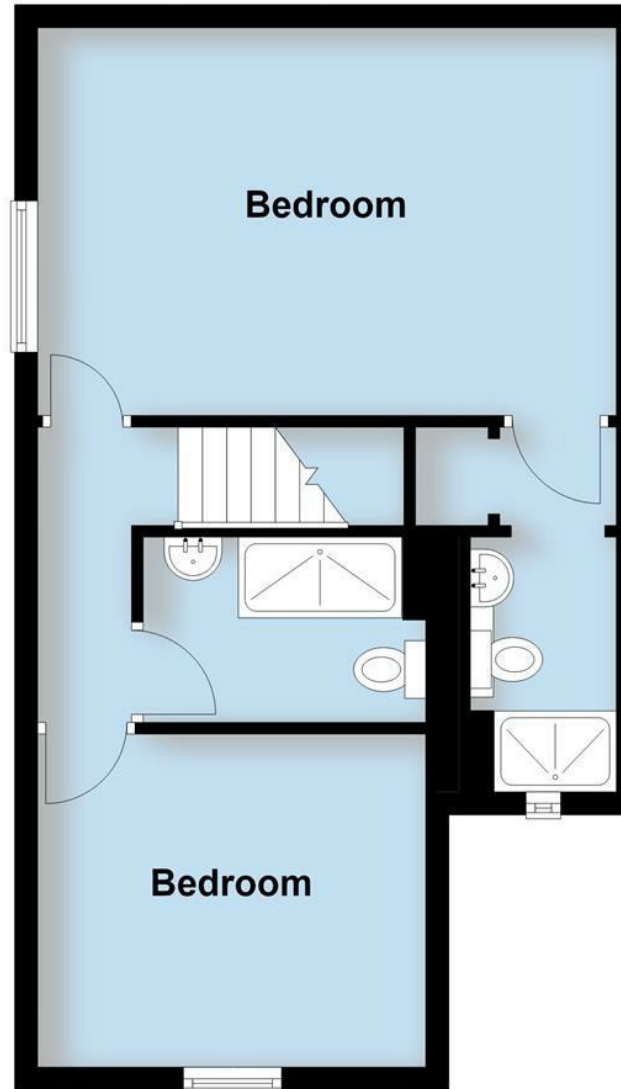
Ground Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.0 sq. feet)



Total area: approx. 82.3 sq. metres (886.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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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		65
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL