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Offers Over £190,000



Laburnum Cottage 7 Radford

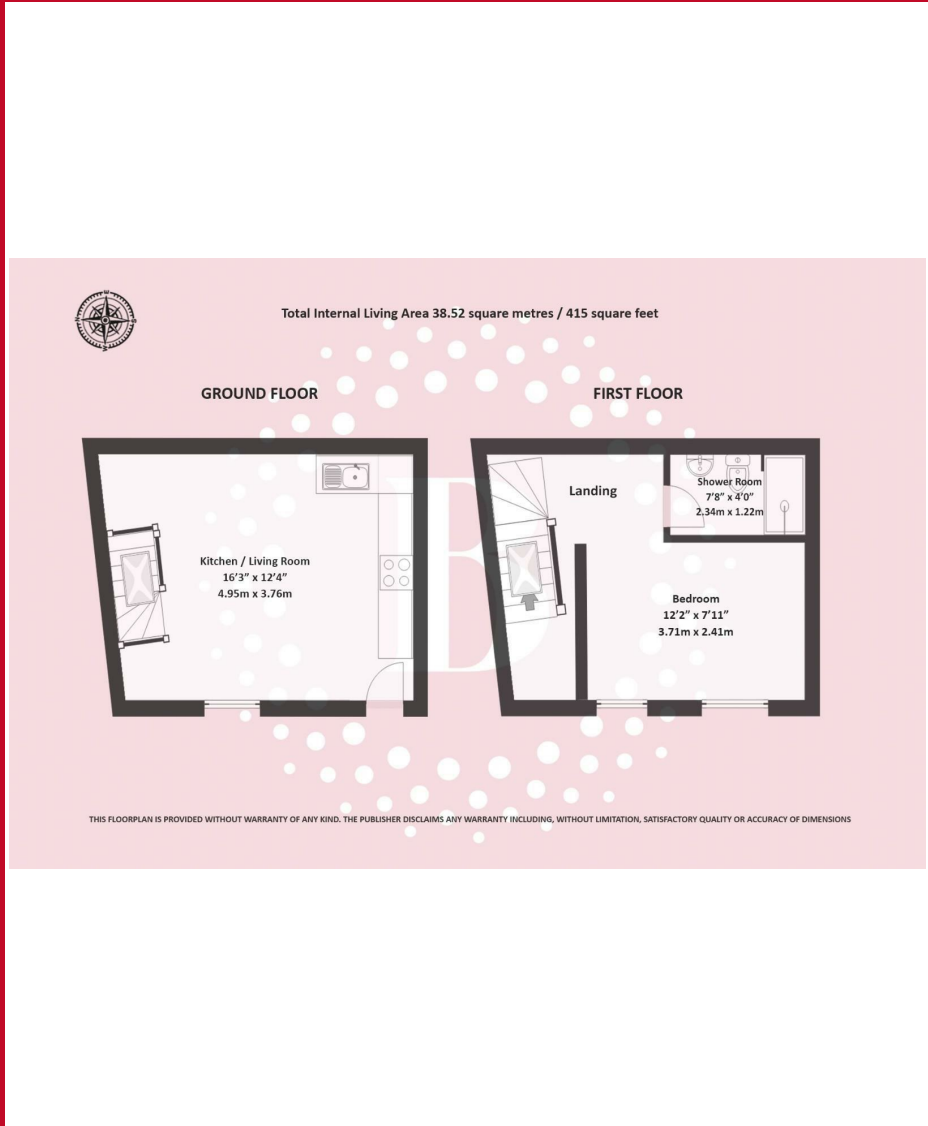
, Leamington Spa CV31 1NG

A Hidden Gem. Tucked away behind a gated entrance, Laburnum Cottage is a charming hidden gem offering a peaceful and secluded setting while remaining conveniently positioned off Radford Road.

The property is accessed via a gated entrance to the side of No. 7 Radford Road, opening into an attractive walled communal courtyard garden. A pathway leads through the courtyard to the entrance of this delightful cottage.

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ACCOMMODATION

Open-Plan Kitchen & Living Area

The property opens into a cosy open-plan kitchen and living area, providing a welcoming and practical space for everyday living. The lounge features a timber-framed sash window to the front, which is currently being replaced.

The kitchen is fitted with a range of white wall and base units with contrasting work surfaces over. There is a ceramic electric hob, electric oven, stainless steel cooker hood and stainless steel sink with drainer. There is also a washing machine and under-counter fridge/freezer, together with tiled splashbacks.

The living area provides space for comfortable furnishings and benefits from a television point, telephone point and electric heating. A staircase rises to the first floor.

First Floor Landing

The first-floor landing benefits from a double-glazed skylight, providing natural light, together with a hatch giving access to the roof space.

Bedroom

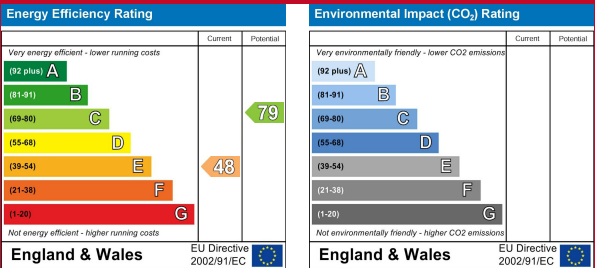
The bedroom is a bright and comfortable room with two timber-framed sash windows to the front aspect. The property has also benefited from the installation of new electric room heaters by the vendor.

Shower Room

The shower room is fitted with a shower cubicle with wall-mounted shower, low-level WC and wash hand basin. There are tiled splashbacks, an extractor fan, spotlights and a heated electric towel rail. The vendor has recently fitted new lino flooring to the shower room, providing a fresh and practical finish.

Outside

A particular feature of Laburnum Cottage is the attractive walled communal



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.