



7 Red Hill Furrows

Leamington Spa **CV31 1AN**

Guide Price £295,000

7 Red Hill Furrows

Being pleasantly positioned within a quiet cul-de-sac and backing onto the fringe of Campion School playing fields, this modern A C Lloyd-built semi-detached house offers well presented accommodation ideally suited to the first-time purchaser. The house has the significant attraction of a private driveway and adjoining garage, whilst internally the gas centrally heated and double glazed accommodation includes a comfortable lounge, through kitchen/dining room, two bedrooms with en suite shower room to the master and a family bathroom. The rear garden is of good proportions for a modern home, whilst also ensuring that the house could also be ideal for a young family.

LOCATION

Red Hill Furrows is a small cul-de-sac lying off St Fremund Way, a little under two miles south-east of central Leamington Spa. Town centre facilities are easily accessible, as are various major routes out of Leamington including links to neighbouring towns and centres and the Midland motorway network. There are a range of more local amenities in nearby Sydenham and Whitnash, whilst Leamington Spa railway station is also easily accessible for regular commuter rail links, notably to London and Birmingham.

ON THE GROUND FLOOR

COVERED PORCH ENTRANCE

With period style entrance door opening into:-

RECEPTION VESTIBULE

With staircase off ascending to the first floor, central heating radiator, oak laminate flooring and door to:-

LOUNGE

4.50m max into bay x 3.68m (14'9" max into bay x 12'1")

With oak laminate flooring extending through from the reception hallway, central heating radiator to the bay, coving to ceiling and door to:-

THROUGH KITCHEN/DINING ROOM

4.75m x 2.59m (15'7" x 8'6")

The kitchen area being fitted with a range of wood grain units comprising base cupboards and drawers with roll edged worktops and tiled splashbacks over,

coordinating range of wall cabinets to two sides, inset four burner stainless steel gas hob by Smeg with filter hood over and fitted electric oven below, space and plumbing for dishwasher and washing machine, wall cupboard concealing the Potterton gas fired boiler, ceramic tiled flooring throughout the kitchen and dining area with central heating radiator to the dining area, double glazed window to the kitchen and door giving external access to the rear garden, as well as door giving access to a useful downstairs storage cupboard.

ON THE FIRST FLOOR

LANDING

With double glazed window to side elevation, access trap to the roof space, built-in airing cupboard housing the insulated hot water cylinder and doors radiating to:-

BEDROOM ONE (FRONT)

3.61m x 3.10m (11'10" x 10'2")

With built-in double wardrobe, double glazed window, central heating radiator and door to:-

EN SUITE SHOWER ROOM

With white fittings comprising low level WC with push button flush, pedestal wash hand basin, glazed shower enclosure with fitted Triton electric shower unit, obscure double glazed window and chrome towel warmer/radiator.

BEDROOM TWO (REAR)

2.87m max x 2.79m max (9'5" max x 9'2" max)

With double glazed window and central heating radiator.

Features

Modern Semi-Detached House

Attractive cul-de-sac Position

Comfortable Lounge

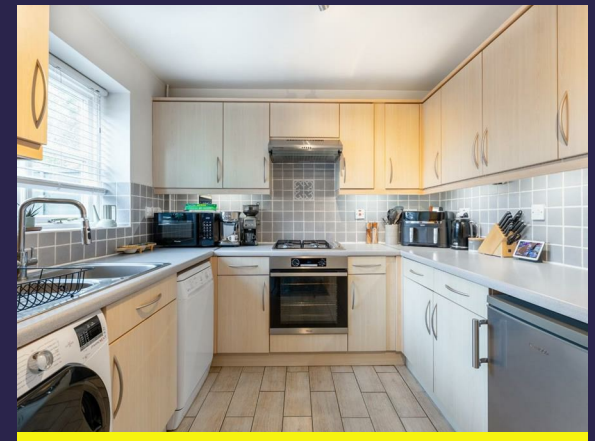
Kitchen/Dining Room

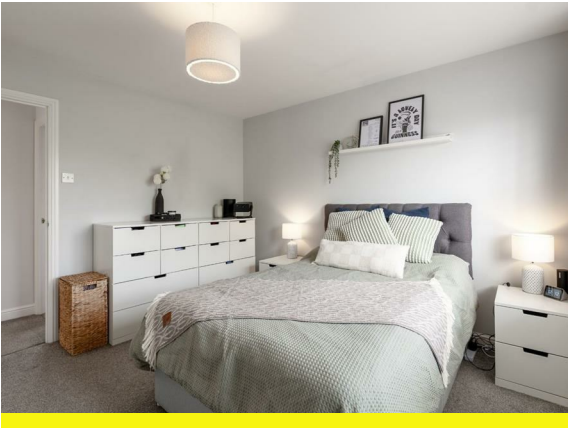
Two Bedrooms

Two Bathrooms

Gardens Front and Rear

Driveway and Adjoining Garage





Floorplan

Internal Living Area 664sq ft / 61.69m2 plus garage



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General Information

Tenure
Freehold

Fixtures & Fittings

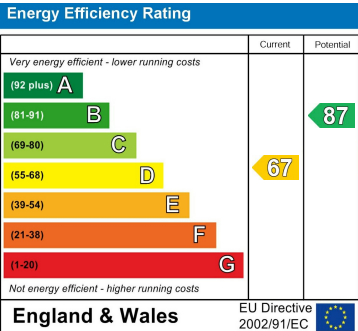
Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council



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