

7 Ramsey Road, Leamington Spa

Leamington Spa

Offers Over £270,000

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Leamington Spa

Set alongside the canal, 7 Ramsey Road is a modern two-bedroom home with well-planned accommodation arranged over two floors, a private garden and the benefit of two allocated parking spaces.

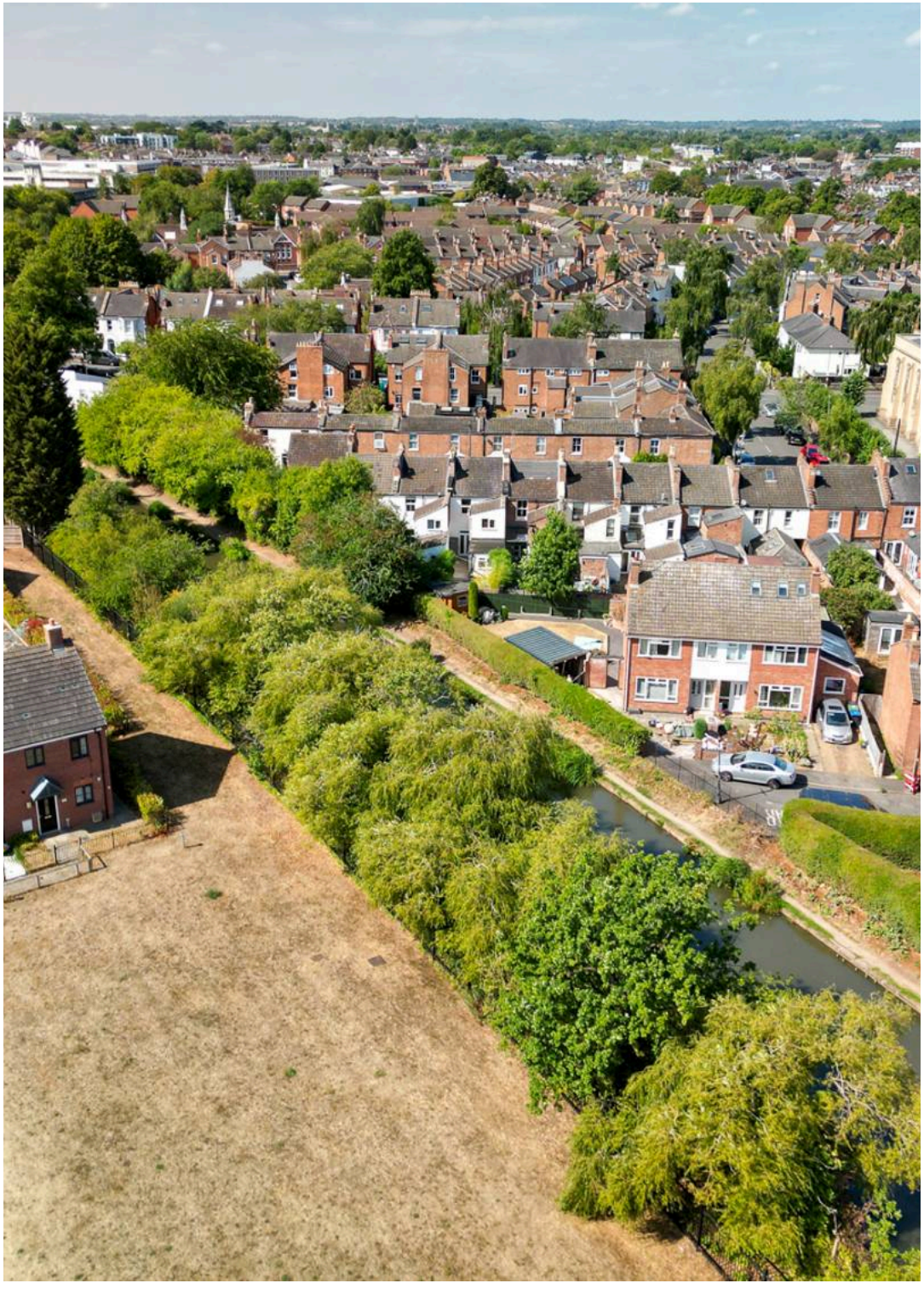
The entrance hall provides access to a useful downstairs WC and the separate kitchen, which is fitted with a range of contemporary white units and integrated cooking appliances.

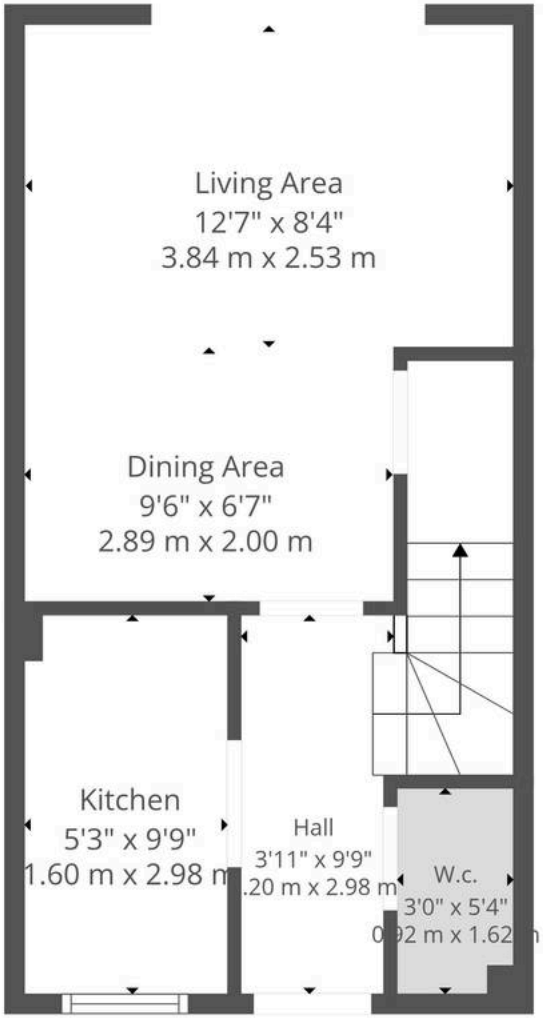
To the rear, the living and dining areas form the heart of the house. There is comfortable space for both seating and a full dining table, while French doors draw in plenty of natural light and open directly onto the garden, giving the ground floor an easy connection with the outside.

Upstairs are two bedrooms. The principal bedroom is a good-sized double with space for freestanding wardrobes, while the second is another useful room, currently arranged to accommodate both a bed and substantial home-working space. Between the bedrooms is a modern bathroom with a bath and shower over.

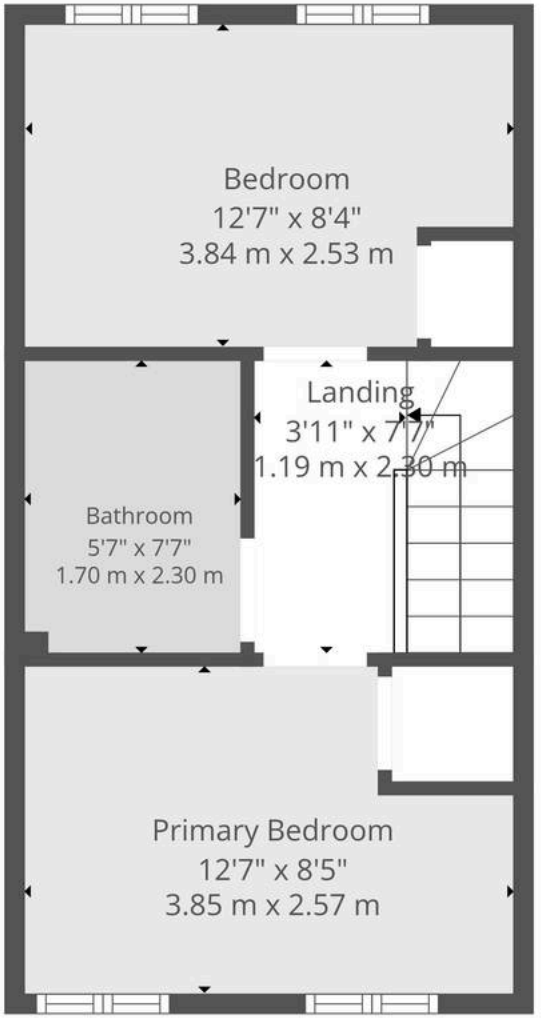
Outside, the rear garden has been designed to be easy to maintain, with a paved seating area, established planting and enclosed boundaries creating a private space for eating and relaxing outside. The property also has two allocated parking spaces with EV charger directly to the rear.

The position is an important part of the appeal, with the property fronting a traffic free, maintained green space. The canal runs immediately alongside the development, providing attractive waterside walks and a convenient route towards Leamington Spa and the surrounding area. The town centre, railway station and Newbold Comyn are all within walking distance, alongside a broad choice of shops, cafés, restaurants and everyday amenities.





1st Floor



2nd Floor

Total: 632 sq. Ft, 58 m2
1st Floor: 316 sq. Ft, 29 M2, 2nd Floor: 316 sq. Ft, 29 m2
Excluded Areas: Walls: 50 sq. Ft, 6 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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