



Guide Price £325,000

3 Bedroom Semi-Detached House for sale
2 HADRIAN CLOSE, LEAMINGTON SPA





Overview

A Beautifully Presented Three Bedroom Semi-Detached Family Home In Sought-After Leamington Spa

Perfectly for families, it benefits from an excellent school catchment and is a short distance from local parks and recreation grounds. With great transport links and amenities nearby, this is modern family living at its absolute best. A must-see property.



Key Features

- Three-Bedroom Semi-Detached Family Home
- No Onward Chain
- Highly Sought after North Leamington Spa Location
- Rear Private Garden
- Garage with Electricity and Parking
- Excellent School Catchment
- Close to Local Amenities & Transport Links
- Downstairs WC
- Ideal for Families



A Superb Family Home in a Quite Prime Leamington Spa Location

An excellent opportunity to acquire a beautifully presented 3-bedroom semi-detached family home, perfectly nestled in the peaceful and highly sought-after of Hadrian Close. This property offers a spacious layout, a low-maintenance garden, and the significant advantages of a garage with power and parking.

A Home That Works for You

You are welcomed into a home designed, for modern living. The ground floor offers a comfortable lounge, perfect for unwinding after a long stressful day, which leads into the dining area creating a wonderful space for family meals and entertaining with a door that open directly onto the garden patio area. You also have access to the kitchen which provides plenty of storage and workspace, ready for you to whip up some culinary magic, and includes a highly practical pantry/larder cupboard for excellent additional storage. You will find another door leading to a hall with the side garden access and a downstairs WC for convenience.

Ascending to the first floor you will find three well-proportioned bedrooms, each offering a peaceful and light filled space. These bedrooms are served by the family bathroom.

Step Outside

To the front you have a welcoming lawn with a path leading to the entrance. To the rear you have the Northwest facing garden which has been thoughtfully designed for low maintenance. It is predominantly paved, creating an ideal



space for outdoor furniture and alfresco dining, while a dedicated area allowing for planting an array of flowers and shrubs.

At the side of the garden you will find the single garage, complete with power and lighting with its own side door access, which providing superb storage space or a workshop, and a dedicated parking spot.

Location

Did we mention the location is truly exceptional? Hadrian Close is perfectly positioned to take advantage of everything Royal Leamington Spa has to offer. For your daily needs you are spoilt for choice with a fantastic selection of shops, restaurants, takeaways and friendly local pubs just a short distance away. For peace of mind a dentist, medical practice, and pharmacy are also within close proximity.

Families will love the choice of highly regarded local schools and the wealth of green spaces on your doorstep. Lovely recreation grounds like the Holt Recreation Ground just a stone's throw away making it perfect for weekend walks, picnics, and outdoor adventures.

Commuters are well catered for with Leamington Spa train station located just 2.5 miles away, offering direct services to London Marylebone and Birmingham. The A46 and M40 motorway network are also easily accessible. For added convenience, a bus stop just around the corner offers regular services connecting you directly to the heart of Leamington Spa.

Viewing Arrangements

This home needs to be seen to be fully appreciated. Viewings are being arranged strictly by appointment only. Please call EweMove Leamington Spa North 24/7 to book your viewing and avoid disappointment.

This property is offered as a freehold.

Please note that all dimensions are approximate and should not be relied upon for the purpose of floor coverings.

We are required by law to comply fully with The Money Laundering Regulations Act 2017 and as such need to complete AML ID verification, and proof / source of funds checks on all buyers once an offer is accepted on a property. We use I am Property to complete the necessary checks; this is not a credit check and therefore will have no effect on your credit history. A non-refundable compliance fee of £50.00 inc. VAT per buyer / donor will be required to be paid in advance to cover this, when an offer is agreed and prior to a sales memorandum being issued.

Material Information

Tenure Type: Freehold

EPC Rating: D

Council Tax Band: C

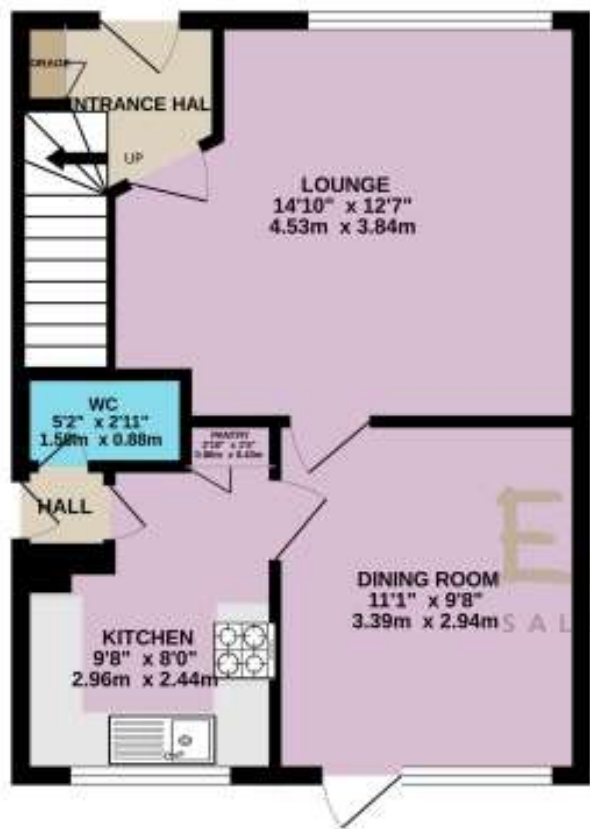
Construction Type: Standard Construction-Brick

Source of Heating: Gas Central Heating
Source of Water Supply: Severn Trent

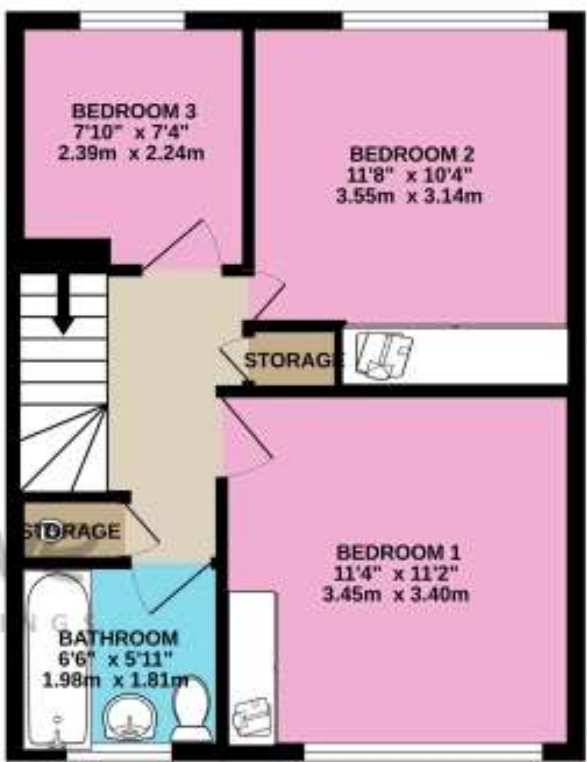
Primary Arrangement for Sewerage: Mains
Broadband Speed: Standard 7mb/s, Superfast 50mb/s, Ultrafast 1000mb/s

Floorplans

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



FIRST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by Ewemove Leamington Spa North & Knowle

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SALES AND LETTINGS