



Connells

Foster Drive
Radford Semele Leamington Spa

Foster Drive Radford Semele Leamington Spa CV31 1WT

for sale shared ownership
£175,000



Property Description

Located in the sought after area of Radford Semele sits this immaculate three bedroom semi-detached home. Built by AC Lloyd this property is available for sale at 50% share via the shared ownership scheme.

Comprising welcoming entrance hallway, downstairs cloakroom, bay fronted lounge and separate kitchen dining room. To the first floor there are three good size bedrooms and the family bathroom.

Externally the property benefits from two parking spaces to the front of the property and a private rear garden.

Light and airy lounge. Having a radiator and double glazed bay window to the front.

Kitchen/Diner

9' 9" x 17' 10" (2.97m x 5.44m)

Modern kitchen/diner, fitted with grey wall and base units with complementary marble effect work surfaces over and upstand, incorporating a stainless steel, one and a half bowl sink and drainer unit. Integrated appliances include; an electric oven, gas hob with cooker hood over, with space for a fridge freezer and plumbing for a washing machine. There is a cupboard housing the gas central heating boiler, ceiling spotlights, a radiator, a double glazed window to rear elevation and French doors leading to the garden.

Approach

The property is set back from the road behind the two parking spaces with a pathway to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator, a double glazed window to front elevation and doors to the downstairs W/C, lounge and kitchen/diner.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to the front elevation.

Lounge

14' 6" plus bay x 10' 8" (4.42m plus bay x 3.25m)



First Floor Landing

The stairs lead from the hallway. Having an airing cupboard, loft access and a double glazed window to side elevation. With doors to all bedrooms and the family bathroom.

Bedroom One

12' 9" max x 10' 11" (3.89m max x 3.33m)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

9' plus door recess x 11' 7" (2.74m plus door recess x 3.53m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Three

8' max x 8' 7" (2.44m max x 2.62m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bathroom

Modern white three piece suite, fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, ceiling spotlights, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed. Comprising a patio area and gated side access.

Parking

Driveway providing off road parking for two cars.

Agent's Note

The property is being sold at a 50% share as part of the shared ownership scheme.

The lease term is 125 years from 10th October 2022 and the current monthly rent on the remaining 50% is £400.06. Any agreed sale is subject to Housing Association eligibility criteria and to contact the branch for more details.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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7-8 Euston Place
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EPC Rating: A

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA313880

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Oct 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SPA313880 - 0004