



**6 Semele Close**

Leamington Spa **CV31 1UF**

Guide Price £270,000

# 6 Semele Close

## Radford Semele

This well presented modern end terraced property is located in the heart of the ever popular and conveniently positioned village of Radford Semele just moments from both the local countryside and town centre of Leamington Spa. Set back from the road behind its large driveway there is access to the main front door and handy store / workshop allowing storage including bikes. Upon entry into the property, the welcoming entrance hallway with storage gives access to a newly fitted modern kitchen and a spacious reception room with doors out to the garden. The first floor offers two large double bedrooms and a well equipped modern bathroom. To the rear there is an attractive garden with paving and lawns.

### LOCATION

The village of Radford Semele is only two miles south-east of central Leamington Spa within easy reach of the full range of facilities in central Leamington Spa, including Leamington Spa railway station. Radford Semele itself offers a useful range of day-to-day amenities including several village shops, gastro pub and a well regarded primary school. There are good local road links available including those to neighbouring villages, towns and the Midland motorway network.

### ON THE GROUND FLOOR

#### ENTRANCE PORCH

0.88m x 0.91m (2'10" x 2'11")  
With laminate flooring and access to the main front door.

#### ENTRANCE HALLWAY

2.76m x 2.02m (9'0" x 6'7")  
This spacious and open entrance hallway has stairs rising to the first floor with large storage cupboard beneath. Laminate flooring continues through from the porch into the kitchen and reception room on the ground floor.

### BREAKFAST KITCHEN

3.68m x 2.28m (12'0" x 7'5")  
This newly fitted modern kitchen offers an array of eye level and base units with complementary worktops and breakfast bar. The splash backs are finished with a subway style tile and the flooring is laminate. Integrated appliances include an oven, hob and washing machine and there is space for a stand-up fridge / freezer.

### LIVING ROOM

3.03m x 5.76m (9'11" x 18'10")  
This well proportioned light and airy living room is located to the rear of the property and has large double glazed doors and windows overlooking and giving access to the rear garden. The flooring is laid with a laminate wooden flooring and there is a large storage cupboard beneath the stairs. The focal point of the room is the charming wood burning stove inset into the chimney recess with oak lintel.

### ON THE FIRST FLOOR

#### LANDING

1.86m x 2.93m (6'1" x 9'7")  
Being open and airy with doors off to all rooms.

### BEDROOM ONE

3.11m x 5.75m (10'2" x 18'10")  
Located to the rear this large double bedroom with storage cupboard offers two large double glazed windows overlooking the rear garden and allowing lots of natural light to flood within. Being finished to a lovely standard with décor.

### BEDROOM TWO

2.74m x 3.68m (8'11" x 12'0")  
A further good sized double bedroom located to the front, once again finished with nice décor.

### BATHROOM

2.89m x 1.81m (9'5" x 5'11")  
A good sized recently re-fitted bathroom with a modern white suite having bath with shower attachment over, a separate shower cubicle, wash hand basin and WC. The flooring is finished with a tile effect vinyl and the walls are fully tiled.

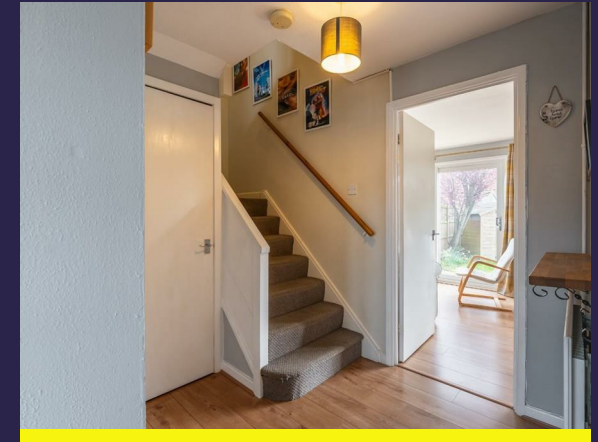
### OUTSIDE

#### FRONT

A large tarmacadam driveway to the front allowing access for at least two to three cars and side access. Accessed from the front driveway, this handy

### Features

- Modern End Terrace
- Immaculate Condition Throughout
- Deceptively Spacious
- Large Reception Room
- Recently Fitted Kitchen and Bathroom
- Two Double Bedrooms
- Large Driveway and Workshop / Store
- Immaculate Garden
- Heart of Village Location

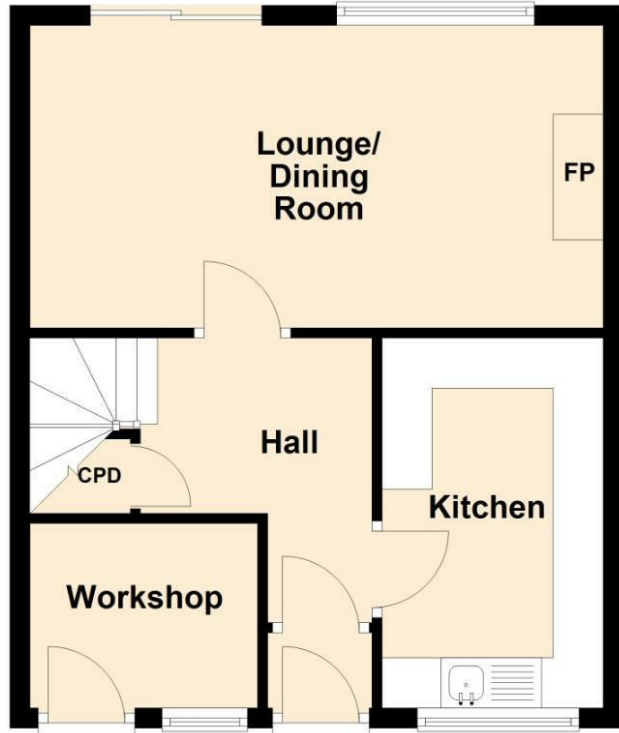




## Floorplan

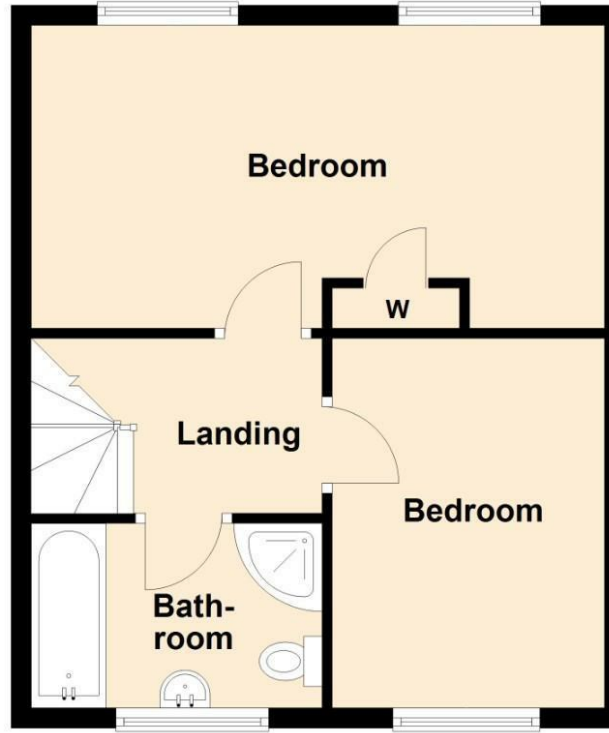
### Ground Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.5 sq. feet)



Total area: approx. 77.6 sq. metres (834.9 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### 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.

### Council Tax

Band B - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

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## Visit us

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