



7 St. Nicholas Road

Radford Semele **CV31 1UJ**

Guide Price £360,000

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Radford Semele

This beautifully presented 1950's semi detached family home is located in the heart of the ever popular village of Radford Semele, just a short drive from the town centre of Leamington Spa and local amenities. The position of the property also has the advantage of having local amenities on your doorstep. The large driveway to the front offers ample parking and access to the large garage. The welcoming entrance hallway gives way to a well proportioned living room with doors out to the garden, a dining room and an extended dining kitchen to the rear with separate utility room. The first floor has a wide and generous landing giving way to three double bedrooms with the master affording an ensuite and a modern and well equipped bathroom. Externally there is an ideal family rear garden with generous decked area, beyond which extends a good length lawn.

LOCATION

St Nicholas Road lies in the centre of the village of Radford Semele being only two miles south-east of central Leamington Spa giving easy reach to the full range of facilities in central Leamington, 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 Hallway

5.32m x 1.69m (17'5" x 5'6")
This welcoming and spacious entrance hallway invites you into the property offering timber flooring with stairs rising to the first floor with storage beneath. Doors lead off to :-

Dining Room

3.33m x 3.00m (10'11" x 9'10")
A well proportioned dining room is located to the front of the property with large double glazed unit overlooking the driveway.

Living Room

5.12m x 3.31m (16'9" x 10'10")
This well proportioned dual aspect reception room is light and airy with lots of natural light via the large double glazed unit to the front and sliding doors out to the garden.

Dining Kitchen

5.38m x 3.30m (17'7" x 10'9")
This extended dining kitchen has an array of gloss white wall and base units with an abundance of timber effect work surfaces and tiled splash back areas. The flooring continues seamlessly from the entrance in the light oak colouring and integrated appliances include an oven with hob and extractor, a dishwasher, a washing machine and a fridge / freezer. Windows overlook the gardens to both the side and rear and a door leads in to the handy utility / store room.

Utility Room

3.12m x 2.22m (10'2" x 7'3")
This handy utility / store room has the timber flooring continuing from the kitchen and a door leads into the garden.

ON THE FIRST FLOOR

Landing

2.73m x 2.04m (8'11" x 6'8")
This open and airy landing has a loft access point and doors leading to all rooms on this level.

Bedroom One

4.19m x 2.99m (13'8" x 9'9")
This great sized double bedroom is located to the front of the property and offers an abundance of space and fitted mirrored wardrobes. A door gives way to the ensuite shower room.

Ensuite

1.80m x 1.04m (5'10" x 3'4")
This nicely presented ensuite offers a modern suite with corner glazed shower cubicle, wash hand basin and wc and both the walls and floors have been finished with tasteful neutral tiling.

Bedroom Two

4.26m x 3.23m (13'11" x 10'7")
This second double bedroom offers further fitted mirrored wardrobes and views over the rear gardens.

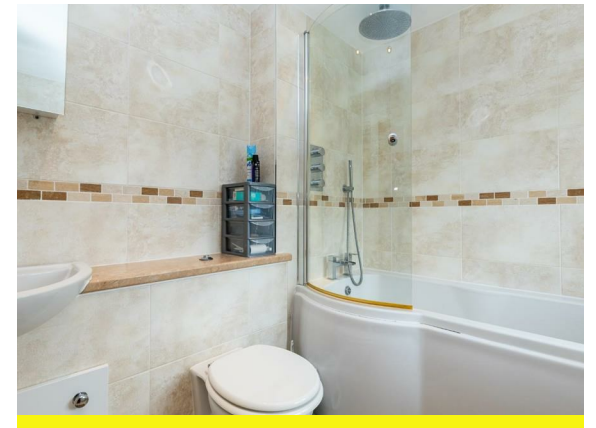
Bedroom Three

3.33m x 3.03m (10'11" x 9'11")
This double bedroom has a fitted

Features

1950's Semi Detached Home
Well Presented Throughout
Convenient Village Location
Extended Dining Kitchen
Separate Utility Room
Large Driveway and Garage
Three Double Bedrooms
Master Ensuite
Mature Garden





Floorplan

Internal Living Area 1158sq ft / 107.57m2 (excluding garage)

GROUND FLOOR



FIRST FLOOR



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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 D - Warwick District Council



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

Energy Efficiency Rating Scale: A (92+) to G (1-20). Current rating: 67 (D). Potential rating: 80 (B).

Contact us

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