



3 The Gardens

Leamington Spa CV31 1TH

Guide Price £320,000

3 The Gardens

Radford Semele

Having an impressively wide frontage to the corner of The Gardens and School Lane, this semi-detached family house offers particularly well proportioned accommodation and is offered for sale with the benefit of no onward chain. Having gas fired central heating together with double glazed windows, features of the accommodation include a spacious lounge/dining room and three good bedrooms to the first floor, whilst externally the property enjoys gardens extending to three sides, together with a driveway and brick built garage. Additionally, the property offers good future potential for cosmetic enhancement and possible extension, subject to the appropriate consents.

LOCATION

The village of Radford Semele lies a little under two miles east of central Leamington Spa and is a popular and convenient village which offers a comprehensive range of day-to-day amenities including a well thought of village primary school, village shops and a popular public house and eatery, The White Lion. There are good local road links available to Leamington Spa and Leamington Spa railway station from where regular commuter rail links operate, there also being good road links to neighbouring towns and centres along with the Midland motorway network, notably the M40.

ON THE GROUND FLOOR

RECESSED PORCH ENTRANCE

With aluminium double glazed entrance door having matching side panel opening into:-

SPACIOUS RECEPTION HALLWAY

With staircase ascending to the first floor, central heating radiator, double glazed window to side elevation, access to understairs storage cupboard housing the meters and door to:-

LOUNGE/DINING ROOM

7.72m x 3.61m max / 3.05m min (25'4" x 11'10" max / 10'0" min)

Having stone fireplace to the lounge housing an open coal effect living flame gas fire, two central heating radiators, double glazed window to front elevation, sliding double glazed patio doors giving access from the dining area to the rear garden and door from the dining area to:-

KITCHEN

3.78m x 2.77m (12'5" x 9'1")

Fitted with a range of wood fronted units comprising base cupboards and drawers with worktops over and ceramic tiled splashbacks. Coordinating wall cabinets to two sides, space for cooker with filter hood over, built-in larder cupboard, space and plumbing for washing machine, double glazed window together with double glazed door giving external access to the side of the property, inset stainless steel sink unit with mixer tap and central heating radiator.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space, double glazed window to side elevation and doors to:-

BEDROOM ONE (FRONT)

4.57m x 3.33m + door recess (15'0" x 10'11" + door recess)

Having double glazed window and central heating radiator.

BEDROOM TWO (REAR)

3.61m x 3.00m (11'10" x 9'10")

With double glazed window, central heating radiator and cupboard housing the Worcester gas fired boiler.

BEDROOM THREE (FRONT)

2.95m max x 2.51m mx (9'8" max x 8'3" mx)

- including stair bulkhead. With fitted wardrobes, shelving and desk/dressing table. Double glazed window (there is no central heating radiator in this room).

BATHROOM

With fully ceramic tiled walls and three piece white suite in period style by Heritage comprising low level WC, pedestal wash hand basin, panelled bath with Triton electric shower unit over, central heating radiator, wall cabinet and obscure double glazed window.

Features

Well Proportioned Semi-Detached House

Corner Position

Lounge/Dining Room

Kitchen

Three Good Bedrooms

Bathroom

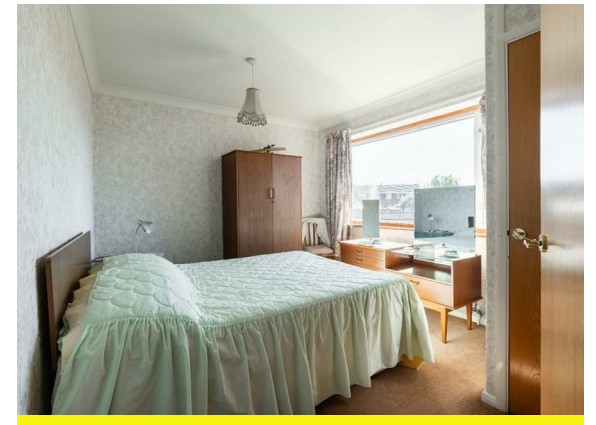
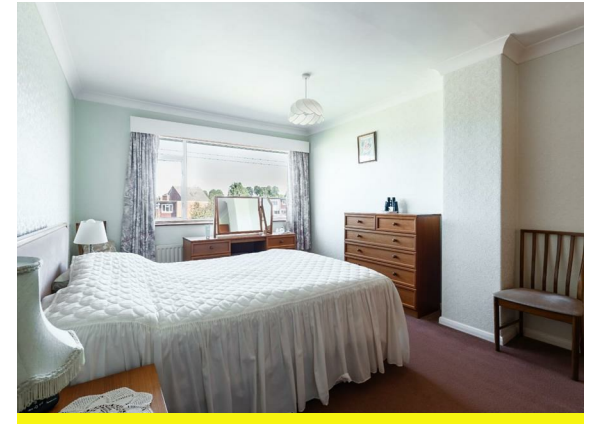
Lawned Gardens to Three Sides

Driveway

Detached Garage

No Chain

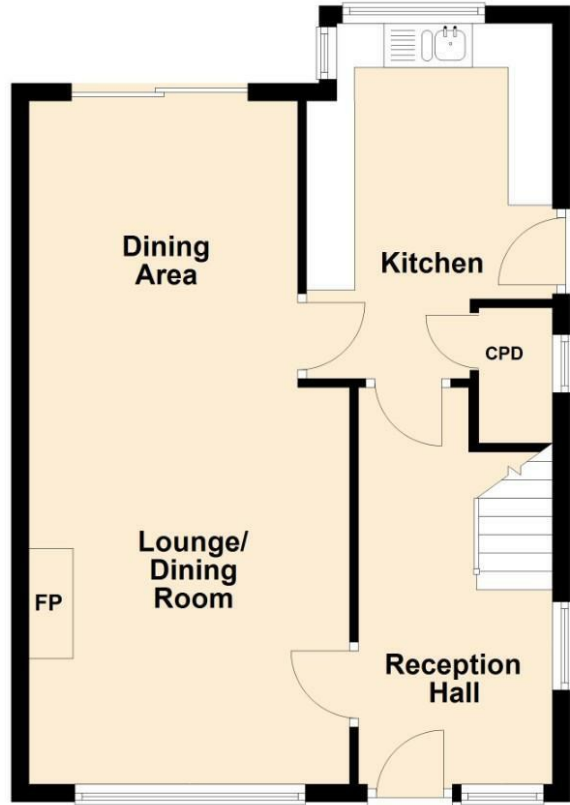




Floorplan

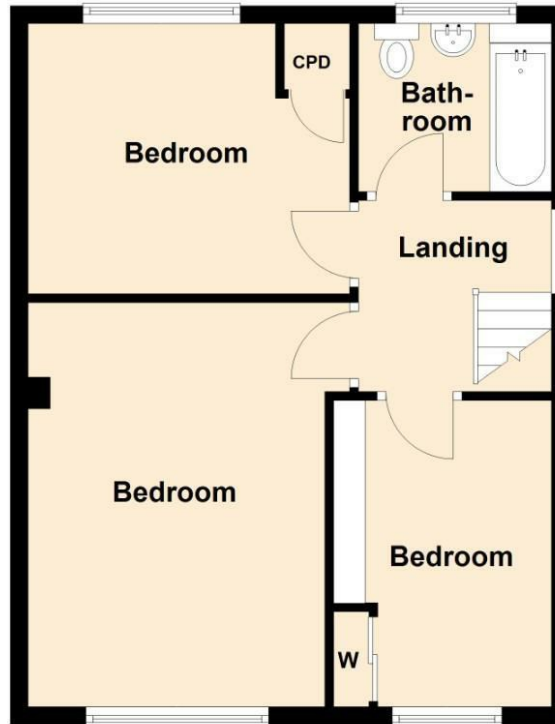
Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



First Floor

Approx. 46.0 sq. metres (494.8 sq. feet)



Total area: approx. 94.1 sq. metres (1012.6 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 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

Current rating: 63 (D)
Potential rating: 79 (B)

Contact us

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