

CHAPMAN CLOSE, LEAMINGTON SPA CV31 1TT



A TWO BEDROOM END TERRACE HOUSE, SITUATED IN THE POPULAR VILLAGE OF RADFORD SEMELE AND ON A QUITE CUL-DE-SAC.

- END TERRACE
- CUL-DE-SAC
- VILLAGE LOCATION
- ENTRANCE HALLWAY
 - KITCHEN
 - LOUNGE/DINING
 - CONSERVATORY
- TWO DOUBLE BEDROOMS
 - BATHROOM
 - GARDEN

2 BEDROOMS

PRICE GUIDE £220,000

A well presented two double bedroom end of terrace property, located in the popular village of Radford Semele. The property comprises an entrance hallway, kitchen, living room and a conservatory. Upstairs are two double bedroom and a shower room. Outside offers a low maintenance patio garden with access to the side. The property also benefits from a car space to the side of the property that is not allocated but has been used by this property for a number of years. Our vendors currently rent a garage en bloc, which would be possible to renew for new owners.

We believe this property represents an ideal first time buy for anyone looking to get themselves on the ladder, alternatively these types of property rent out nicely and so any investors should also give us a call and book your viewings.

Front

The property sits favorably on the end of the terraces, allowing for more space and a greater kerb appeal. Accessed via a pathway in the centre of a hard landscaped front garden.

Entrance Hallway

A eceptibely spacious hallway, with space for seating and a cloak stand.

Kitchen 7'10" x 6'9" (2.39 x 2.08)

Having double glazed window to the front aspect and light point.

Lounge/Dining Room 16'4" x 11'8" (4.98 x 3.58)

Spacious living room with double glazed doors leading to the conservatory area, radiator, light point and fireplace.

Conservatory 10'2" x 7'6" (3.10 x 2.29)

With doors leading to garden.

Bedroom One 11'8" x 9'10" (3.58 x 3.00)

Having double glazed window to rear aspect, light point. radiator and built in wardrobes.

Bedroom Two 10'2" x 7'10" (3.10 x 2.39)

With double glazed window to the front, light point, radiator and built in wardrobes.

Bathroom

Spacious bathroom with walk in shower, light point, radiator, WC and sink.

Garden

Garden laid to artificial lawn and with access from the side leading to the En bloc garages of which one is rented by thus property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information, alternatively you can contact Jason Francis on 07973897543 direct.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through the Agents on (01926) 430553

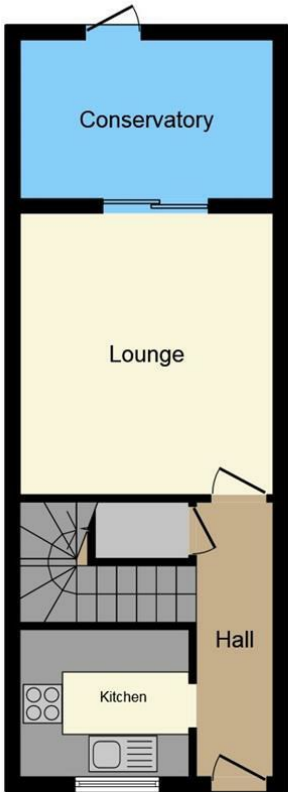






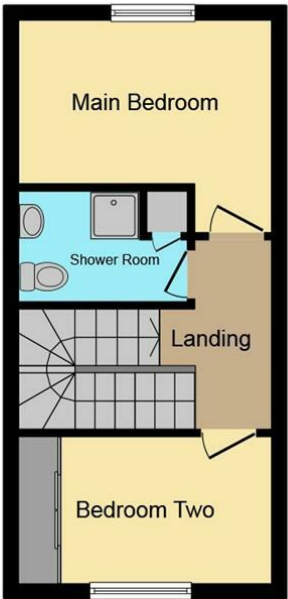






Ground Floor

Floor area 37.1 sq.m. (400 sq.ft.) approx



First Floor

Floor area 28.5 sq.m. (307 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

