

ST. NICHOLAS ROAD, LEAMINGTON SPA CV31 1UJ



**A FANTASTIC MID TERRACE FAMILY HOME LOCATED WITHIN THE POPULAR VILLAGE OF RADFORD SEMELE.**

- VILLAGE LOCATION
- TERRACED FAMILY HOME
- GOOD CONDITION THROUGHOUT
  - DRIVEWAY
  - SITTING ROOM
  - KITCHEN/DINER
- THREE BEDROOMS
  - BATHROOM
  - GARDEN
- SUMMER HOUSE

**3 BEDROOMS**

**OFFERS OVER £325,000**

This beautifully presented 1950's terraced family home is located in the heart of the popular village 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 off street parking.

The property itself has been impressively upgraded throughout by the current owner. Offering spacious and well thought out accommodation throughout. The ground floor has a sitting room and kitchen diner either side of the central first floor stairs. The sitting room is spacious and has French doors leading to the garden area. The social setting of the kitchen/diner also benefits from a cloakroom/utility area and a door leading to the garden area.

The first floor is spacious and has generous bedroom sizes and a family bathroom. The owner has also installed a large double glazed window on the landing area, overlooking the garden, which is a lovely feature.

The garden is a generous size with plenty of patio space for seating and has a Summer house installed at the rear of the garden with an elevated decked area in front, with space for a BBQ area and hot tub.

We very much recommend booking a viewing to fully appreciate what is on offer.

### **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 of 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.

### **Front**

The property benefits from a spacious driveway, leading to the front door.

### **Entrance Hallway 6'1" x 4'7" (1.86 x 1.40)**

Allowing for access to the sitting room, kitchen/diner and first floor stairs. The hallway benefits from a double glazed Velux window and light point to ceiling.

### **Sitting Room 17'8" x 9'0" (5.41 x 2.76)**

With a double glazed window to the front aspect and double glazed French doors to the rear aspect, wall mounted radiator, gas fire and spotlights to the wall.

### **Kitchen/Diner 16'11" x 13'11" (5.16 x 4.25)**

A superb social setting which has double glazed windows to the front and rear aspect, spotlights to ceiling and a wall mounted radiator.

### **Cloakroom/Utility**

Having a WC area with WC, spotlights to ceiling and a double glazed window to the rear, as well as a utility area in front with space for white goods.

### **First Floor**

With a lovely and striking large double glazed window overlooking the rear aspect and access to the three bedrooms and bathroom. There is a storage cupboard wheret the modern Worcester combi boiler is housed. A wall mounted radiator and spotlights to the ceiling.

### **Bedroom One 13'11" x 9'7" (4.25 x 2.93)**

With a double glazed window to the front aspect, spotlights to ceiling and a radiator.

**Bedroom Two 9'0" x 9'0" (2.75 x 2.76)**

With a double glazed window to the front aspect, spotlights to ceiling, radiator and built in storage space.

**Bedroom Three 10'11" x 7'0" (3.35 x 2.15)**

With a double glazed window to the rear aspect, spotlights to ceiling and a radiator.

**Bathroom 8'10" x 5'5" (2.70 x 1.66)**

With a walk in shower, wall mounted radiator, sink with storage, WC, a double glazed window to the rear aspect and spotlights to ceiling.

**Summer House 17'5" x 17'4" (5.32 x 5.30)**

With a decked area in front that has space for a hot tub and BBQ area. The summer house itself has good storage, electric and light points.

**Garden**

A generous private rear garden, which has a patio area initially with space for seating, with the main body of the garden laid to lawn. There is a summer house to the rear with a BBQ area.

**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.

**Fixtures and Fittings**

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

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**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**

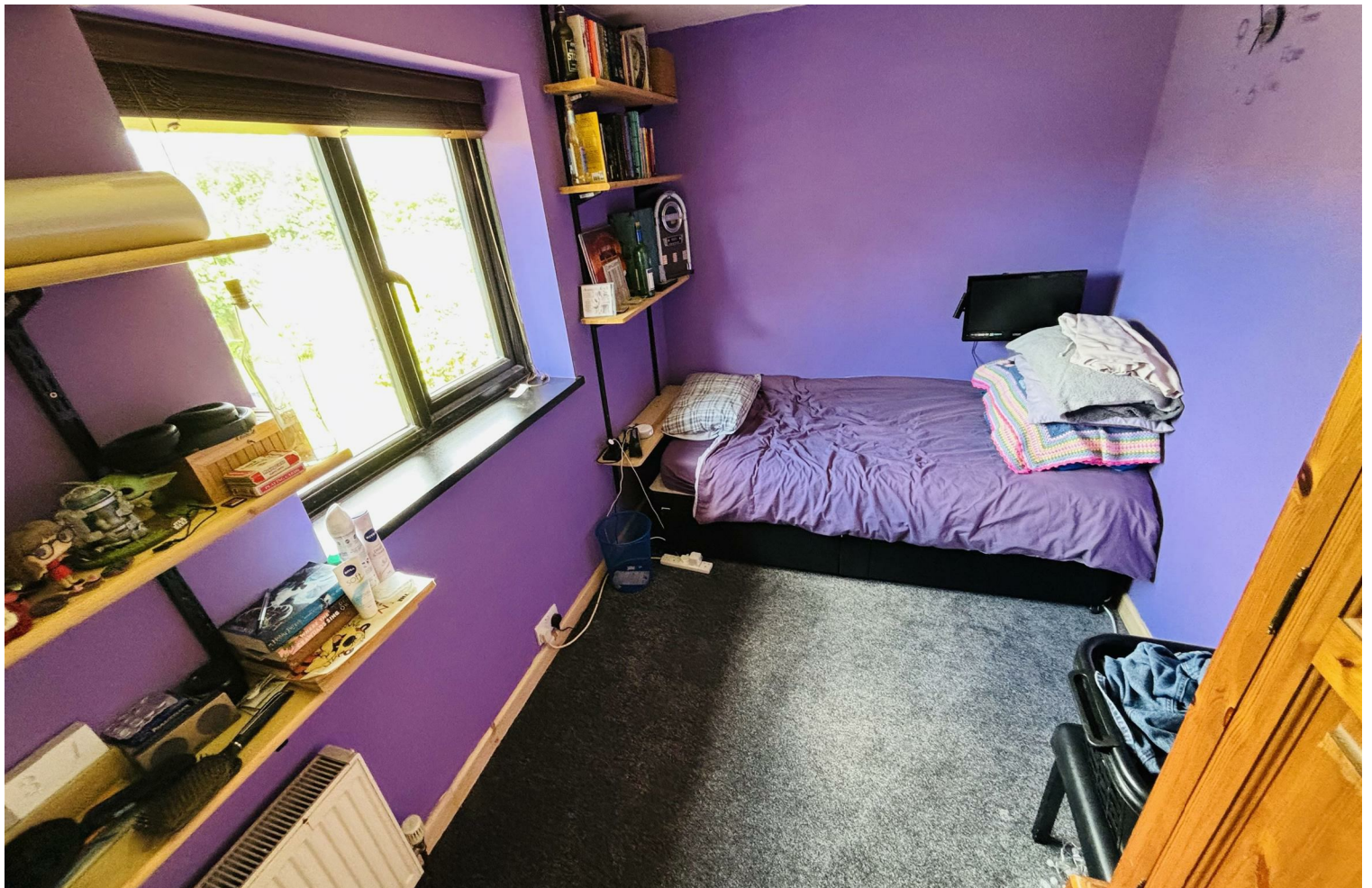
Strictly by appointment through Hawkesford on 01926 438123

**Tax Band**

The Council Tax Band is C.









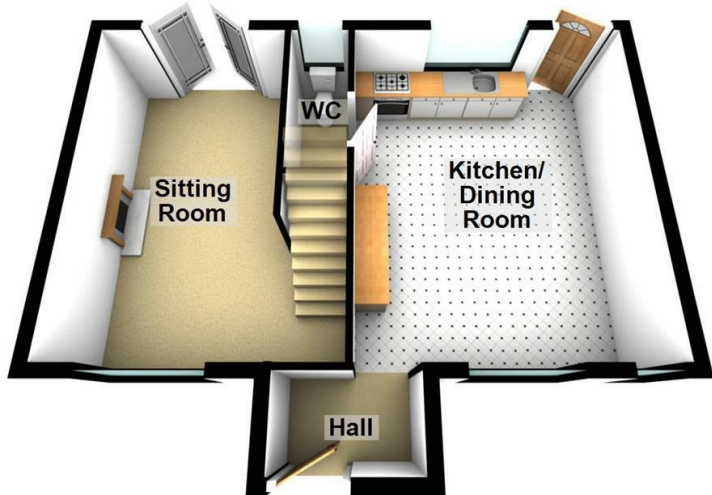






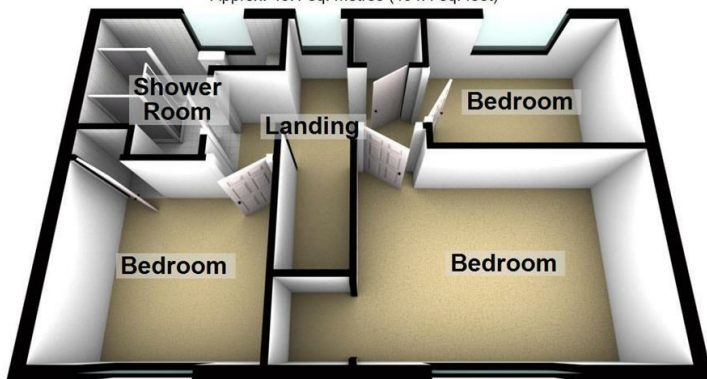
**Ground Floor**

Approx. 45.6 sq. metres (490.7 sq. feet)



**First Floor**

Approx. 43.1 sq. metres (464.4 sq. feet)



Total area: approx. 88.7 sq. metres (955.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		