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21, The Gardens, Radford Semele, Leamington Spa



An immaculately presented and superbly styled, three bed roomed semi-detached family home, situated in this cul-de-sac position within this popular and convenient village.

Briefly Comprising;

Canopy porch, large entrance hallway, sitting room with wood burner and doors to refitted dining/kitchen with contemporary kitchen units and solid working surfaces with French doors to garden. First floor landing, two spacious double bedrooms, good sized third single bedroom, attractively refitted modern white bathroom. Gas radiator heating, double glazing. Driveway and lawned front garden and patiod and lawned large rear garden.

The Gardens

Is an ever popular mid-century family semi-detached property, that has been stylishly updated by our current clients and benefits from stylish kitchens and bathrooms and is well-maintained and presented throughout.

The Gardens itself lies centrally within the village and benefits from being in a cul-de-sac position. Radford Semele has a local primary school, shop, and an attractive Gastro Pub, and is a short distance by car or a healthy walk back into Leamington town centre.



The Property

Is approached via a paved drive with canopy porch giving access to upvc obscure double glazed entrance door to entrance hallway.

Entrance Hallway

Being a wider than average hallway with downlighter points to ceiling, useful understair store cupboard, radiator, oak doors to ground floor living space with wood look flooring and upvc double glazed window to side elevation.



Living Room

11'11" x 15'2" (3.63m x 4.62m)

With double glazed window to front elevation, wall points, wood burner to chimney recess, double radiator and twin concertina doors to...

Re-fitted Dining/Kitchen

19'7" x 9'9" exp to 12'4" in kitchen area (5.97m x 2.97m exp to 3.76m in kitchen area)

Being open plan and yet successfully forming two distinctive areas.

Dining Area

With upvc double glazed French doors leading directly to the rear garden, wall light points, tall contemporary wall mounted radiator, wood look flooring extending through to...

Kitchen Area

Attractively re-fitted with a range of Matt blue flat fronted base units with solid working surface over and matching upstands, one and a half bowl sink unit with mixer tap, breakfast bar return, concealed refrigerator and concealed dishwasher, inset AEG four point electric hob with AEG stainless oven below and filter hood over, double glazed



window to rear elevation, downlighter points to ceiling, part upvc obscure double glazed door to side, further door to understairs store cupboard with space and plumbing for washing machine and stacked tumble dryer appliance above.

First Floor Landing

With hatch to roof space, double glazed obscure window to side elevation, re-fitted oak doors to all first floor accommodation.

Bedroom One (Front)

11'1" x 15'3" (3.38m x 4.65m)

With double glazed window to front elevation, feature panelling to one wall, radiator.





Bedroom Two (Rear)

11'9" x 9'11" (3.58m x 3.02m)

With double glazed window to rear elevation, radiator, door to useful AIRING CUPBOARD with wall mounted Worcester combi boiler with hanging rail below.

Bedroom Three (Front)

8'4" x 9'10" inc staircase bulkhead (2.54m x 3.00m inc staircase bulkhead)

With double glazed window to front elevation, radiator.

Bathroom

Attractively re-fitted with a contemporary white suite to comprise; shower bath with fixed rainwater style shower

head and additional hand held shower attachment, low level WC and contemporary wash hand basin with mono-mixer set into vanity cupboard. Neutral tone splashback tiling, extractor, ladder radiator towel rail, wood look flooring and double glazed obscure window to rear elevation.

Outside (Front)

To the front of the property is a lawned fore garden with paved driveway and path leading to entrance door. Timber gate to side gives access to the rear garden.

Outside (Rear)

The rear garden being principally laid to lawn with a large patio terrace across the rear of the property, paved path continues down the garden. The garden surrounded in the main by a combination of timber fencing and hedging, outside tap and power point.

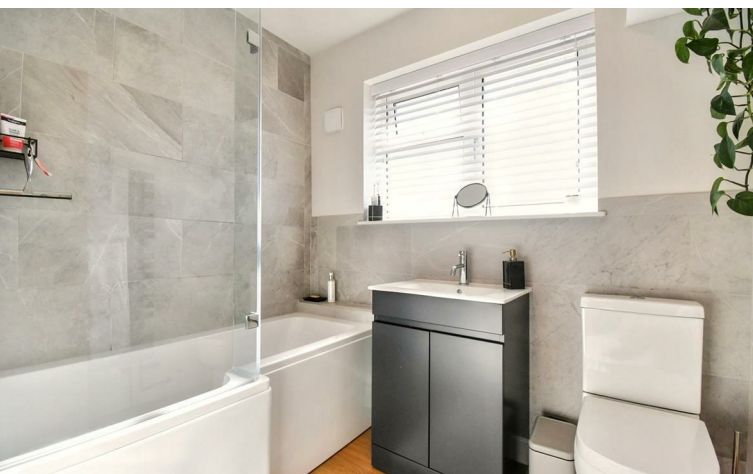
Pre-fabricated Garage

7'11" x 18'1" (2.41m x 5.51m)

With up-and-over door, personal door to side, windows.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.



Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Mobile Phone Coverage

Likely/Limited mobile signal is available in the area. We advise you to check with your provider.

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Feb 25).

Parking

The property has a paved driveway.

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Location

CV31 1TH



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- Lettings and Property Managers •
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Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

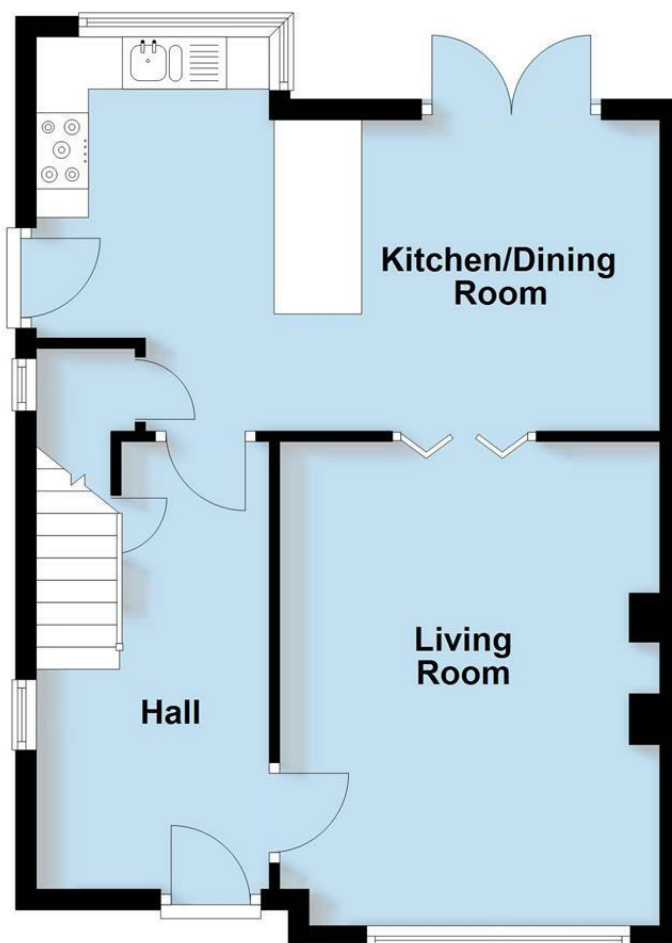
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

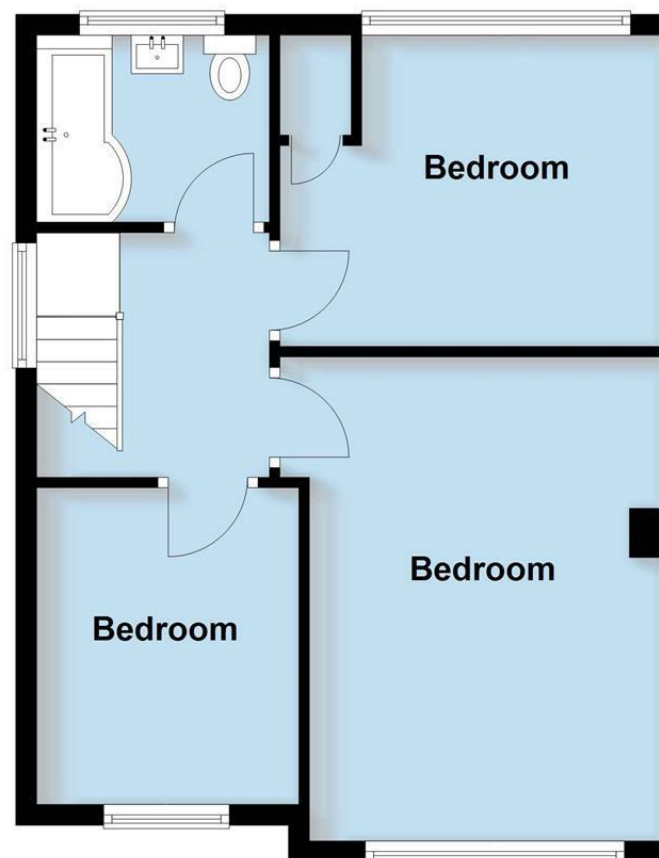
Ground Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



Total area: approx. 92.6 sq. metres (996.8 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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