

**ehB**  
RESIDENTIAL

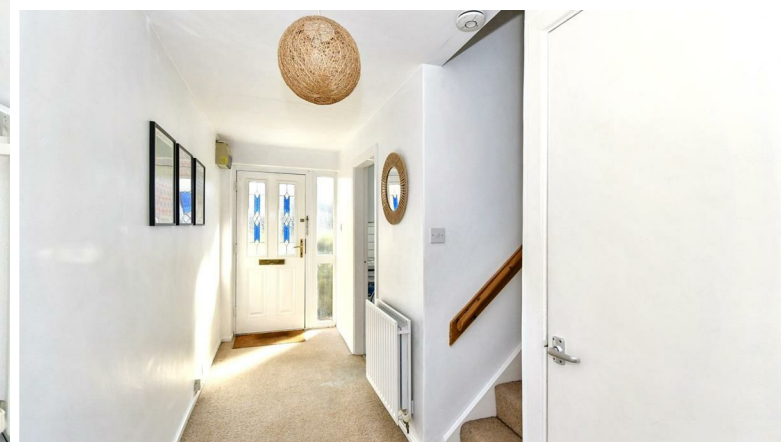
Your Property - Our Business



4, Chapman Close, Radford Semele, Leamington Spa

Asking Price  
£270,000





A beautifully presented, modern two double bedroomed mid-terraced property, situated in a cul-de-sac position within this popular and convenient village. No Chain

#### Briefly Comprising;

Canopy porch, entrance hallway with cloaks cupboard, refitted modern white kitchen, living dining room with patio doors to garden. First floor landing, two double bedrooms, white modern fitted bathroom. Double glazing, gas radiator heating. Lawned fore garden, lawned and patioed rear garden. Garage en-bloc. NO CHAIN.

#### The Property

Is approached via a paved path across the lawned front garden to...

#### Canopy Porch

Giving access in turn to composite leaded and stained, double glazed entrance door with obscure double glazed windows to side, giving access to...

#### Entrance Hallway

With staircase rising to first floor landing, double radiator, door to useful understairs store cupboard and part glazed door to...

#### Living Dining Room

11'11" x 16' (3.63m x 4.88m)

With double glazed sliding patio doors leading to garden.

#### Kitchen

7' x 7'10" (2.13m x 2.39m)

With a range of high gloss wall and base units with

splashback tiling, stainless steel sink drainer unit with mixer tap, inset four point stainless hob with stainless and glazed oven below, and stainless filter hood over. Space for fridge freezer, space and plumbing for washing machine. wall mounted Pottertons Profile boiler. Upvc multi paned look double glazed window to front elevation, tiled floor.

#### First Floor Landing

With hatch to roof space.

#### Bedroom One (Rear)

11'11" x 9'11" plus d'way (3.63m x 3.02m plus d'way)

With upvc double glazed window to rear elevation, radiator.





#### Bedroom Two (Front)

11'11" x 8'1" (3.63m x 2.46m)

With upvc multi paned look double glazed window to front elevation, double radiator.

#### Bathroom

Fitted with a modern suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, shower bath with off-set mixer tap, wall mounted Mira electric shower, splashback tiling, downlighter points, extractor, chrome radiator towel rail and airing cupboard housing insulated hot water cylinder, with slatted shelf.

#### Outside (Front)

To the front of the property is a shallow, lawned fore garden with herbaceous planting and pathway to entrance door.

#### Outside (Rear)

Rear garden is principally laid to lawn, with a paved patio area across the rear of the property and path leading to the rear gate and small timber shed.

#### Garage

16'10 x 7'6 (5.13m x 2.29m)

Situated En- Bloc, with up and over door. Approached by passing the property on the right hand side, and follow the road into garage bloc area. The garage for this particular property is in the righthand block and the forth one along.

#### Broadband Availability

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

#### 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.

#### Location

CV31 1TT

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- Lettings and Property Managers •
- Land and New Homes Agents •

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) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</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		
England & Wales		EU Directive 2002/91/EC

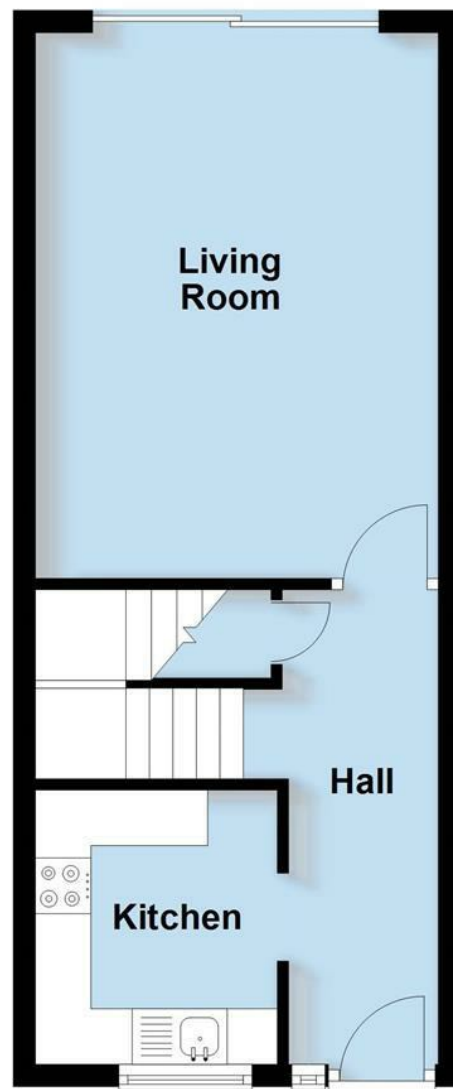
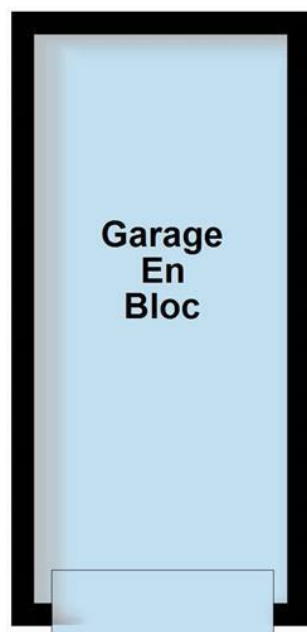
Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

## Ground Floor

Approx. 33.7 sq. metres (362.6 sq. feet)

## First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 67.4 sq. metres (725.2 sq. feet)

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

Total area does not include the Garage