



# The Gardens, Radford Semele

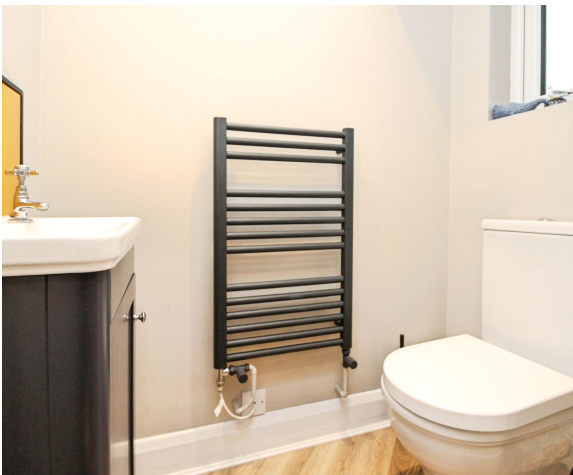
LEAMINGTON SPA, CV31 1TH

**Nathaniel Cleaver**

The **Leamington Spa** Property Expert









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**A superbly presented and refurbished / reconfigured family home set in a cul-de-sac location within this ever popular Village location.**

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**Property at a glance**

Traditional Semi Detached Family Home  
Three Double Bedrooms  
Living Room / Dining Area  
Integrated Re Fitted Kitchen  
Property Stripped Back To Bare Brick  
Re Wired, Re Plumbed, New Kitchen & Bathroom  
Downstairs WC  
Driveway Parking & Single Detached Garage  
Enclosed & Well Established Rear Garden  
Popular Location  
Close To all Local Amenities, Schools, Parks etc.  
EPC Rating – D







In the last five years the owners have taken the property back to bare brick and re wired, re plumbed and reconfigured this traditional family home. It has a new flooring, it's being re plastered, has a new integrated kitchen and bathroom and they have added a downstairs WC.

This semi detached family home is set right in the heart of the Village which is a popular location and close to all local amenities / shops, Primary School, recreation ground, all major road networks, Church and the White Lion Public House.

In brief on the ground floor the property comprises of; large and welcoming entrance hall, WC, living room and open plan kitchen / dining area. The kitchen has integrated Neff appliances to include cooker & hob, dish washer and fridge freezer, there is a free standing washing machine in a cupboard by the back door.

Upstairs there are three double bedrooms and a recently re fitted family bathroom, there is also access to the loft.

Further benefits include, a front lawn area and a large rear family garden / allotment area with shed, driveway parking for three cars and a detached single garage.

**CALL NOW TO BOOK YOUR VIEWING!**

Council Tax Band - D

EPC Rating - D

Tenure - Freehold

**“For me this is a sunning family home that is basically brand new inside and set in an ever popular location.”**





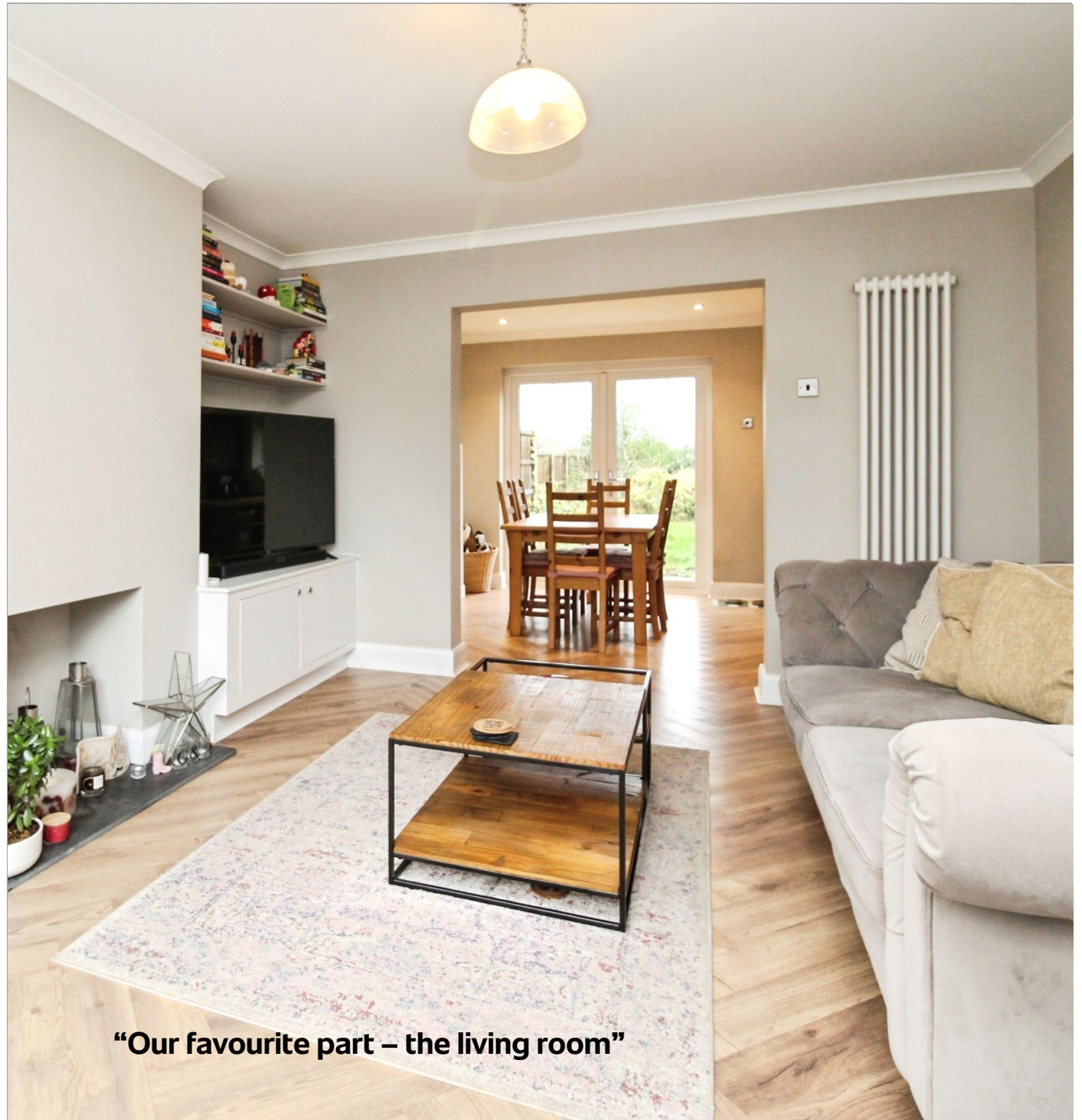
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## The Seller's View

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"We love the living room, the large window to the front aspect lets lots of natural light flow through the property.

It is also quite open plan with the dining area and allows us lots of space to host our family and friends.



**"Our favourite part – the living room"**



Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council

Tax band - D

Viewing Arrangements

Viewing strictly by appointment with sole agent  
Nathaniel Cleaver - 07793 363210.  
nathaniel@thepropertyexperts.co.uk

Property & Services information:

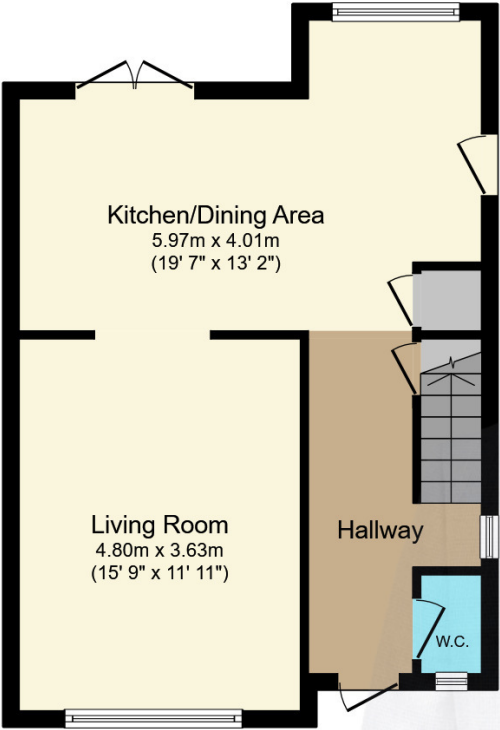
Mobile Coverage: 4G coverage is available in the area - please check with your provider  
Broadband Availability: Broadband is available in the area via Open Reach ultra fast fibre optic 50MB average download speed.

Utilities: Mains gas, electricity, mains water are connected.

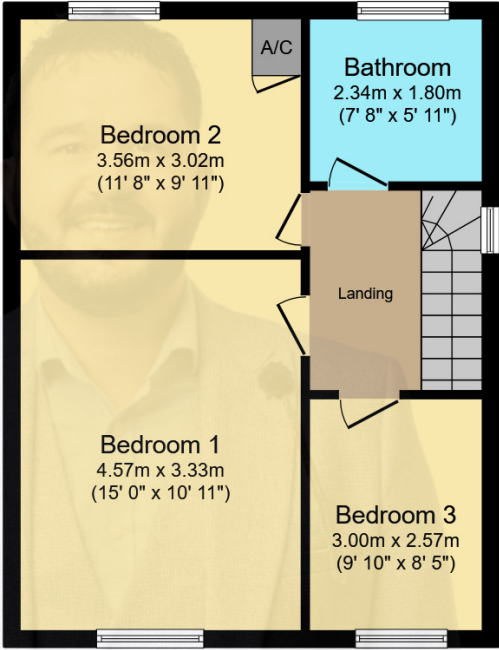
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenties/distances

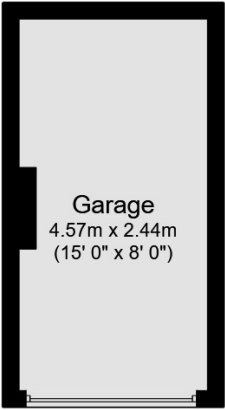
The property is close to all local amenities, shops, schools, pub and parks as well as all transport links..



Ground Floor  
Floor area 48.3 sq.m. (520 sq.ft.)



First Floor  
Floor area 47.1 sq.m. (507 sq.ft.)

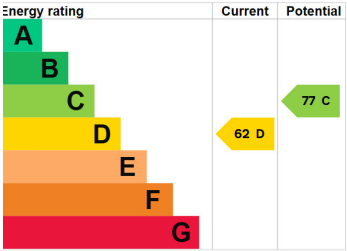


Garage  
Floor area 11.7 sq.m. (126 sq.ft.)

Total floor area: 107.1 sq.m. (1,153 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.in](http://www.Propertybox.in)

AGENTS NOTES  
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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# About the Area

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## Radford Semele

Radford Semele is a village and civil parish in Warwickshire, England, situated close to the Regency spa town of Leamington Spa. According to the 2001 Census, Radford Semele parish has a population of 2,448, according to 2021 census. It lies on the A425 route between central Leamington and Southam.



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## Leamington Spa

Leamington Spa is a town in central England. Set on the winding River Leam, it's known for its Regency architecture and broad boulevards. The colonnaded Royal Pump Rooms, a 19th-century bathhouse, now houses the Leamington Spa Art Gallery and Museum. It includes a local history gallery and an original hammam, or cooling room. Jephson Gardens is a park with formal flowerbeds and a glasshouse for tropical plants.





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# Nathaniel Cleaver

The **Leamington Spa** Property Expert

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✉ [nathaniel@thepropertyexperts.co.uk](mailto:nathaniel@thepropertyexperts.co.uk)

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## Why choose The Property Experts to sell your property

Dedicated personal agent, so you have one point of contact from start to finish

Available 7 days a week, evening and weekend for your convenience

Dealing with a limited number of clients to give you a more personal service

An expert in marketing to provide the widest exposure to potential buyers

Trained in negotiation to extract the highest offer from buyers

Resulting in the maximum price for the seller and a smooth transaction

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*So pleased that I chose The Property Experts to market the sale of my apartment in Leamington Spa. The customer service I received from Nathaniel Cleaver was warm and professional. The pictures and video of my property was absolutely stunning, showcasing the unique features of this period apartment .*

*From the very beginning, Nathaniel was very proactive using his expertise and knowledge to contact interested buyers. I was kept fully updated when a viewing was to take place, and prospective buyers comments were passed to me after each viewing.*

*The whole process went very smoothly, and I was confident that Nathaniel would find me a suitable buyer. He is very helpful, diligent, and cares about his customers .*

*Most importantly when an offer was made on my apartment the procedure from offer, to Exchange and completion of contracts was amazingly swift which for me was so stress free and a positive experience. I would highly recommend Nathaniel and The Property Experts.*



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