



Connells

Hatherell Road
Radford Semele Leamington Spa

Hatherell Road Radford Semele Leamington Spa CV31 1UE

for sale
£350,000



Property Description

Nestled in the highly sought-after village of Radford Semele, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, thoughtfully improved by the current owners.

The property comprises a welcoming entrance hallway, a comfortable lounge featuring a dual-fuel fireplace, and a stylish open-plan kitchen/diner, creating an ideal space for both everyday family life and entertaining. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate W.C.

Externally, the property benefits from a generous and private rear garden, a single garage, and a driveway providing off-road parking. A fantastic opportunity to acquire a family home in a popular village location, within easy reach of Leamington Spa and excellent local amenities.



Location

Situated in a popular residential area to the south of Leamington Spa, Hatherell Road offers a convenient location ideal for families, professionals and commuters alike. The property is within easy reach of a variety of local amenities, including supermarkets, convenience stores, parks, healthcare facilities and leisure amenities, while Leamington Spa town centre is just a short distance away, providing an excellent selection of shops, cafés, restaurants and entertainment venues. Families benefit from a choice of well-regarded primary and secondary schools nearby, making the area particularly attractive for those with children. Excellent transport links include convenient access to the A425, A452 and M40 motorway network, offering straightforward routes to Warwick, Coventry, Birmingham and beyond. Leamington Spa Railway Station is also easily accessible, providing regular services to Birmingham, London Marylebone and surrounding towns, making this a superb location for those looking to balance work, leisure and family life.

Agent's Note

Please be advised the current owners have had an internal wall removed within the property as well as a full re-wired during their ownership. The vendors have confirmed that no Building Regulation approval or completion certificate is available for these works and they do not hold the relevant electrical installation certificates. Prospective purchasers are advised to make their own enquiries and seek professional advice where necessary. The property is being sold as seen, and any investigations regarding the suitability or compliance of the alteration should be carried out to the buyer's satisfaction prior to exchange of contracts.



Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

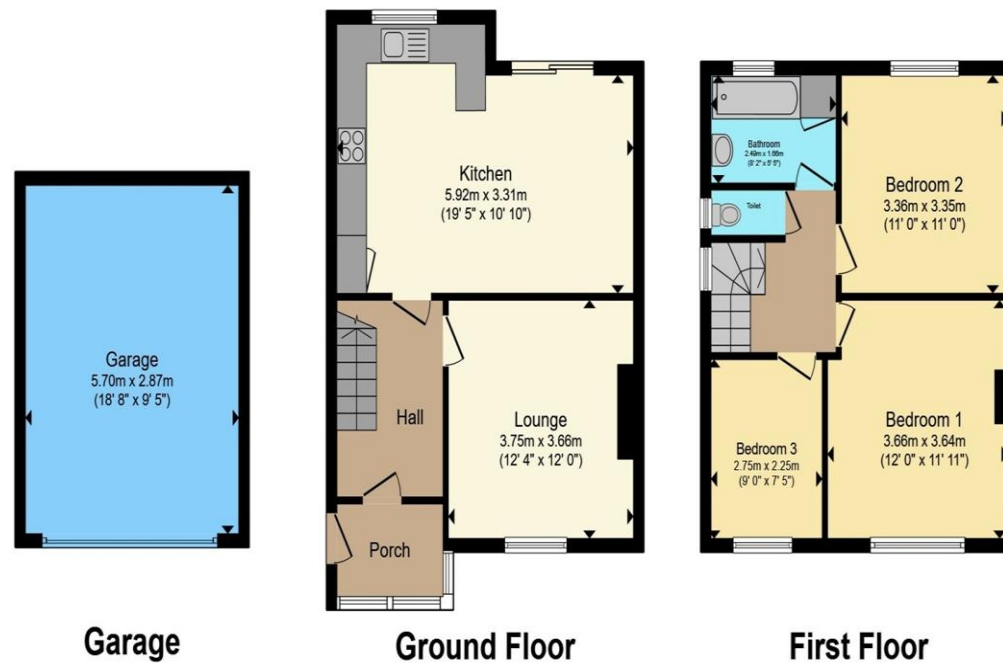
Lease Information

The Property is leasehold with a lease length of 999 years from 25th March 1963. The property is subject to an annual ground rent charge of £10.00. Our sellers have advised the Freehold can be purchased and will make enquiries as to the cost of the transfer.









Total floor area 112.5 m² (1,211 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.io



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax
 Band: D

Service Charge: Ask
 Agent

Ground Rent:
 10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315642

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA315642 - 0004