



The Gardens, Radford Semele

LEAMINGTON SPA, CV31 1TH

Nathaniel Cleaver

The **Leamington Spa** Property Expert





TRADITIONAL DETACHED & VERY WELL PRESENTED FAMILY HOME SET IN THE HEART OF THIS EVER-POPULAR VILLAGE LOCATION.

Property at a glance

Traditional Detached Family Home
Three Double Bedrooms
Living Room / Dining Area
Re Fitted Kitchen
Re Fitted Family shower Room
New Boiler, Carpets & Redecorated Throughout
Downstairs WC
Driveway Parking For Three Cars
Enclosed & Well Established Rear Garden
Highly Popular Location
Close To all Local Amenities, Schools, Parks etc.
EPC Rating – D





This three bedroom family home is set right in the heart of the Village. Radford Semele is a popular location and close to all local amenities / shops, Primary School, recreation ground, all major transport links and the Church.

In brief on the ground floor the property comprises; good sized and welcoming entrance hallway, downstairs WC, large lounge / dining room with shallow bay window, re fitted kitchen with built in electric oven, gas hob and integrated dish washer. The current owners have also created a utility room but using the top half of the garage, this has space for washing machine, sink and plenty of storage.

Upstairs there are three double bedrooms (two of the bedrooms have built in wardrobes) and a refitted modern white family shower room, there are two storage cupboards off the landing and access to the loft space.

Further benefits include a front lawn area and a large rear mature family garden and patio area. There is driveway parking for three cars to the front and a storage area (this is now the remaining part of the garage).

The current owners have redecorated throughout, added new kitchen and shower room, new carpets, a new gas combination boiler and it is ready to move straight in to.

There is also the chance for any potential buyer to extend the property given the size of plot the property occupies STPP.

“For me this is a sunning family home that is very well presented from top to bottom.”



The Seller's View

"We love the rear garden, whether it's sitting out having a morning coffee or our lunch or having the family round for a BBQ or family gathering / party.

It is a wonderful space, fully enclosed, very quiet and we love spending time in it.



"Our favourite part – the lovely enclosed rear garden"

Services

Main water, gas and electric.

Tenure

Freehold.

Local Authority & Tax Band

Warwick District Council
Tax band - D
EPC Rating - D

Viewing Arrangements

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

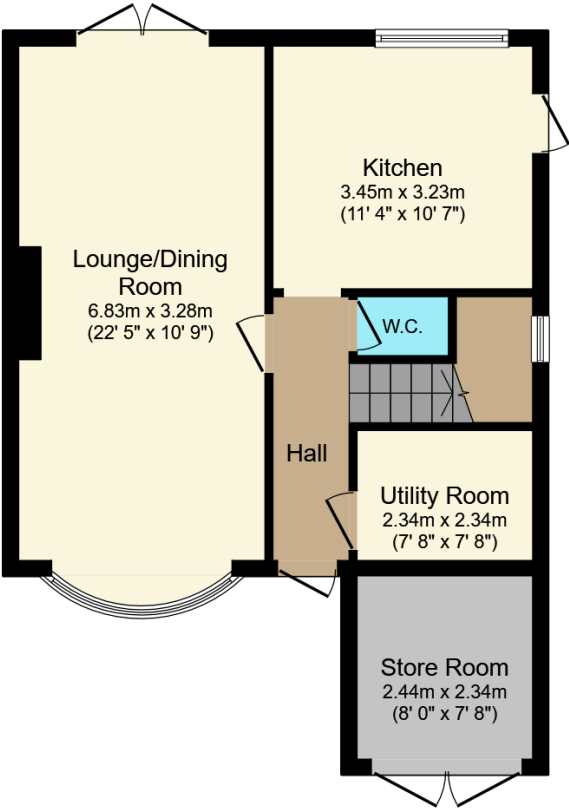
Property & Services information:

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.

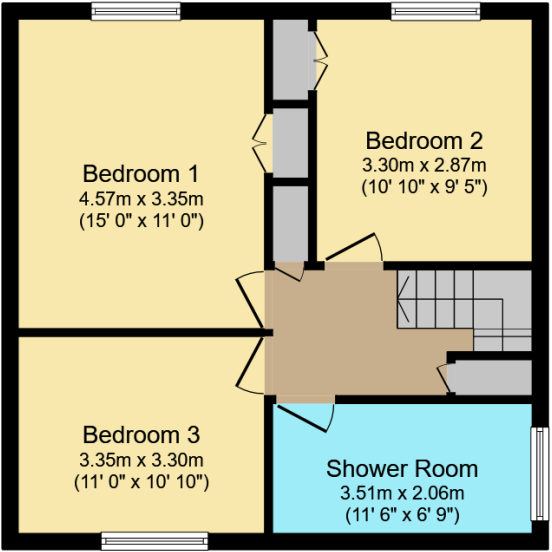
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Amenties/distances

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



Ground Floor

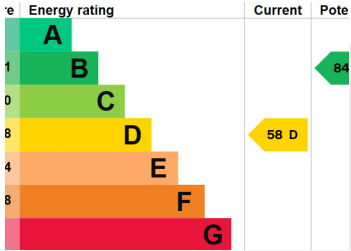


First Floor

Total floor area: 100.5 sq.m. (1,082 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

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.



About the **Area**

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.



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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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

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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