ehB RESIDENTIAL

Your Property - Our Business

# 49, Hatherell Road, Radford Semele, Leamington Spa

**Price Guide**
**£205,000**

An excellent first time buyer/investor opportunity to acquire a particularly well proportioned three bedroomed first floor maisonette, includes a garage, parking and private garden with open views of a park to the rear, recently subject to much improvement including new guttering and decoration, in highly regarded East Leamington Spa location.

### Hatherall Road

Is a popular and established village location, ideally sited within walking distance of a good range of local facilities and amenities available within Radford Semele, including shops, schools and a variety of recreational facilities. The village is conveniently sited some two miles to the east of the town centre and also within easy reach of a number of other work centres. The village having consistently proved to be very popular.

ehB Residential are pleased to offer a particularly well proportioned first floor apartment, providing gas centrally heated, three bedroomed accommodation with a fitted breakfast kitchen and includes both a garage and additional parking. The property is well situated within Hatherell Road overlooking an open playing field with private garden of note. The agents consider it will appeal to both first time buyers or investors and inspection is highly recommended.

In detail the accommodation comprises:-

### Communal Entrance Hall

With staircase leading to the...

### Entrance Hall

With timber panelled entrance door with radiator, coving to ceiling, two built-in cloaks cupboards.

### Lounge

14'7" x 12'10" (4.45m x 3.91m)
With picture window and views over playing fields, twin glazed panelled connecting doors to Reception Hall, radiator, electric fireplace and hearth, TV point.

### Fitted Kitchen

13' x 6'9" (3.96m x 2.06m)
With range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashbacks, high level cupboards, single drainer colour match one and a half bowl sink unit with mixer tap, gas fired central heating boiler, programmer, radiator, plumbing for automatic washing machine, appliance space with gas cooker point, coving to ceiling, glazed panelled door.

### Bedroom One

12'9" x 11'6" (3.89m x 3.51m)
With radiator.

### Bedroom Two

12'9" x 10'3" (3.89m x 3.12m)
With radiator.

### Bedroom Three

12'9" x 7'6" (3.89m x 2.29m)
With radiator.

### Bathroom/WC
9'9" x 5'6" (2.97m x 1.68m)
With panelled bath, pedestal basin, low flush WC, tiled splashback shower area, Triton electric shower unit, rail and curtain, coving to ceiling, chrome heated towel rail.

### Outside (Front)
To the front of the property is a paved drive with standing for one/two cars and leads to the...

### Integral Garage
With electric light, power point, up-and-over door.

### Outside (Rear)
To the rear of the property the garden is principally laid to lawn, bounded by close boarded fencing, which adjoins open playing fields.

### Mobile Phone Coverage
Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

### Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

### 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.

### Tenure
The property is understood to be leasehold although we have not inspected the relevant documentation to confirm this. We understand there to be 999 year lease (26/11/1963), with 938 years remaining, service charge is £0 and ground rent is £10 per annum. Please verify this information with your legal advisers. Further details upon request.

### 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 B.

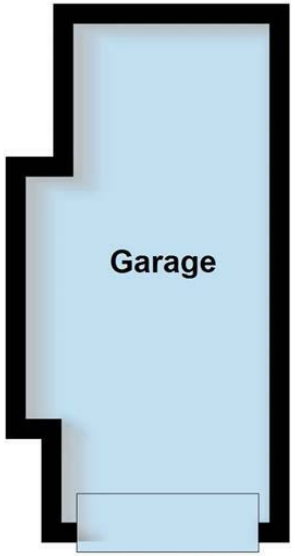
### Location
First Floor
49 Hatherell Road
Radford Semele
Leamington Spa
CV31 1UE

## First Floor

Approx. 81.9 sq. metres (881.6 sq. feet)

## Ground Floor

Approx. 0.0 sq. metres (0.0 sq. feet)




Total area: approx. 81.9 sq. metres (881.6 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

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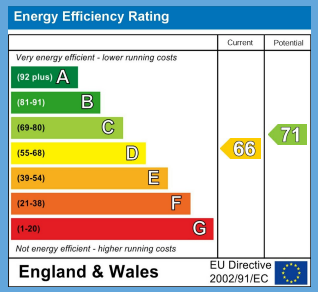


Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL


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