

## HAMILTON ROAD, LEAMINGTON SPA CV31 1TJ



### **A WELL PRESENTED THREE BEDROOM SEMI LOCATED IN A POPULAR VILLAGE LOCATION**

- NO CHAIN
- VILLAGE LOCATION
- DRIVEWAY
- GARAGE
- ENTRANCE HALLWAY
- LOUNGE
- KITCHEN AND UTILITY
- THREE BEDROOMS
- BATHROOM
- GARDEN

**3 BEDROOMS**

**PRICE GUIDE £325,000**

Nestled in the charming village of Radford Semele, Leamington Spa, this well-presented three-bedroom semi-detached house offers a delightful blend of comfort and convenience. The property is situated on Hamilton Road, a location that is highly regarded and sought after, making it an ideal choice for families and professionals alike.

As you enter the home, you will appreciate the spacious layout that is designed for modern living. The three bedrooms provide ample space for relaxation and rest, while the inviting living areas are perfect for entertaining guests or enjoying quiet evenings in. The property boasts a garage, a garden, and a driveway, ensuring that you have plenty of space for vehicles and outdoor activities.

One of the standout features of this property is its no onward chain status, which eliminates the stress and hassle often associated with moving. This allows for a smoother transition into your new home, making it an attractive option for prospective buyers.

The surrounding area is rich in natural beauty, with fantastic local walks through the picturesque countryside, perfect for those who enjoy the outdoors. Additionally, the village offers a range of local amenities, ensuring that you have everything you need within easy reach.

In summary, this semi-detached house on Hamilton Road presents a wonderful opportunity to embrace village life in Radford Semele, with its appealing features and convenient location. Whether you are looking to settle down or invest, this property is certainly worth considering.

### **Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

### **Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

### **Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

### **General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

### **Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

### **Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123







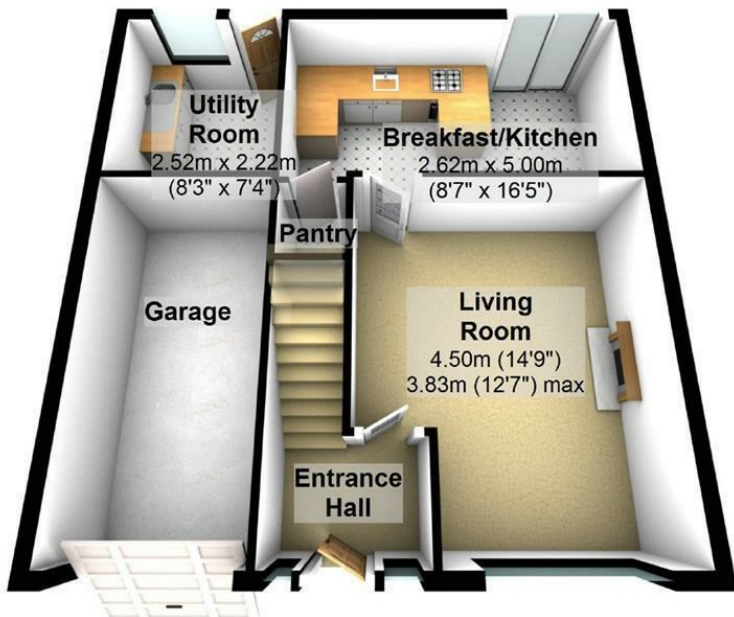






**Ground Floor**

Approx. 55.9 sq. metres (601.7 sq. feet)



**First Floor**

Approx. 36.7 sq. metres (394.9 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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