



Connells

School Lane
Radford Semele Leamington Spa

School Lane Radford Semele Leamington Spa CV31 1TQ

for sale
Offers Over
£270,000



Property Description

Situated in the highly sought after village of Radford Semele, this three bedroom terrace property presents excellent opportunity for buyers looking to add their own stamp to a property, offering great scope for modernisation.

The accommodation briefly comprises a welcoming entrance hallway leading through to the spacious fitted kitchen and open plan lounge diner, ideal for both relaxing and entertaining. To the rear a light and airy conservatory provides additional space and overlooks the garden. There is also a useful store room, formerly the garage (garage door no longer present), offering practical storage solutions and utility space housing the washing machine/dryer.

Upstairs, the property features three well proportioned bedrooms, the master benefiting from fitted wardrobes, a family shower room and the added convenience of a separate W.C.

Externally the home benefits from a small driveway providing off road parking, along with a private, low maintenance rear garden - perfect for outdoor enjoyment. The property also benefits from solar panels, contributing to improved energy efficiency.

An ideal purchase for first time buyers, families or investors and those looking to add their own stamp to a property.

Approach

The property is set back from the road behind the fore garden with a pathway to the front

entrance.

Entrance Porch

With a door into the store room and entrance hallway.

Entrance Hallway

There are stairs rising to the first floor, a built-in cupboard, a radiator and doors to the kitchen and lounge dining room.

Kitchen

11' 9" plus alcove x 7' 3" (3.58m plus alcove x 2.21m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an eye-level electric oven and induction hob with cookerhood over, whilst providing space for a fridge/freezer. Comprising a radiator and a double glazed window to front elevation.

Lounge Diner

18' 8" max into alcove x 12' 2" max (5.69m max into alcove x 3.71m max)

Generously sized lounge consisting of a feature fire place, a radiator, air con unit, a window to rear elevation and a door leading to the conservatory.

Conservatory

7' 8" x 16' 5" (2.34m x 5.00m)

Timber construction, with windows to rear

elevation and a door to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard, air con unit and doors to all bedrooms, the family bathroom and separate W/C.

Bedroom One

12' 2" x 9' 7" to wardrobe (3.71m x 2.92m to wardrobe)

Double bedroom having two fitted wardrobes, a radiator, air con unit and a double glazed window to rear elevation.

Bedroom Two

12' 1" x 8' 9" (3.68m x 2.67m)

Double bedroom having a radiator and a double glazed window to front elevation.

Bedroom Three

12' 1" x 6' 4" max (3.68m x 1.93m max)

Having a radiator and a double glazed window to rear elevation.

Bathroom

Two piece suite fitted with a wash hand basin with vanity unit and a walk-in shower. Having fully tiled walls and a double glazed window to front elevation.

Separate W/C

Fitted with a low level W/C and a double glazed window to front elevation.

Outside

Rear Garden

Private patioed rear garden being fence enclosed with gated rear access.

Parking

Driveway to the front of the property for one car.

Store Room/Utility Area

16' 10" x 7' 7" (5.13m x 2.31m)

Having power, light and a window to front elevation. Housing the central heating boiler and wachine machine/dryer.

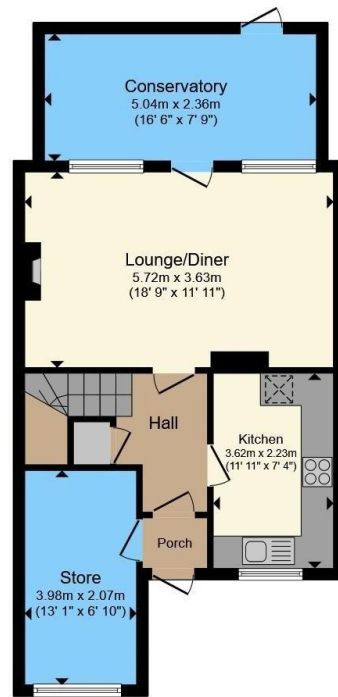
Buyer Aml Fee

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.









Ground Floor



First Floor

Total floor area 101.5 m² (1,092 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



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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314840



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