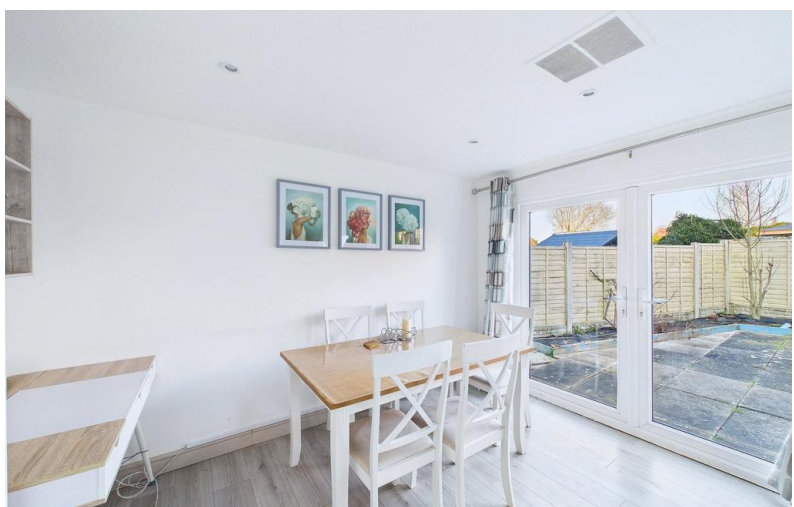


FOR SALE



School Lane, Radford Semele, Leamington Spa

3 Bedroom, 2 Bathroom, End Terraced House

£300,000


MARTIN&CO



- Three bedrooms
- Lounge / dining room
- Kitchen
- Downstairs shower room
- Garage & off road parking
- Private rear garden
- Village location
- No chain

This three-bedroom end terrace house is located in the popular village of Radford Semele, on the outskirts of Leamington, offering easy access to both the town and road network. The property includes a lounge dining room with double doors onto the garden, kitchen, downstairs shower and W.C, three bedrooms, family bathroom, garage and off-road parking. This house is spacious offering flexible living and is suitable to a wide range of buyers.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



KITCHEN

11' 11" x 7' 4" (3.63m x 2.24m)

LOUNGE/DINING ROOM

18' 9" x 11' 11" (5.72m x 3.63m)

SHOWER ROOM

7' 0" x 6' 0" (2.13m x 1.83m)



BEDROOM

12' 0" x 9' 8" (3.66m x 2.95m)

BEDROOM

12' 1" x 8' 11" (3.68m x 2.72m)

BEDROOM

12' 2" x 6' 5" (3.71m x 1.96m)

BATHROOM

9' 6" x 6' 0" (2.9m x 1.83m)

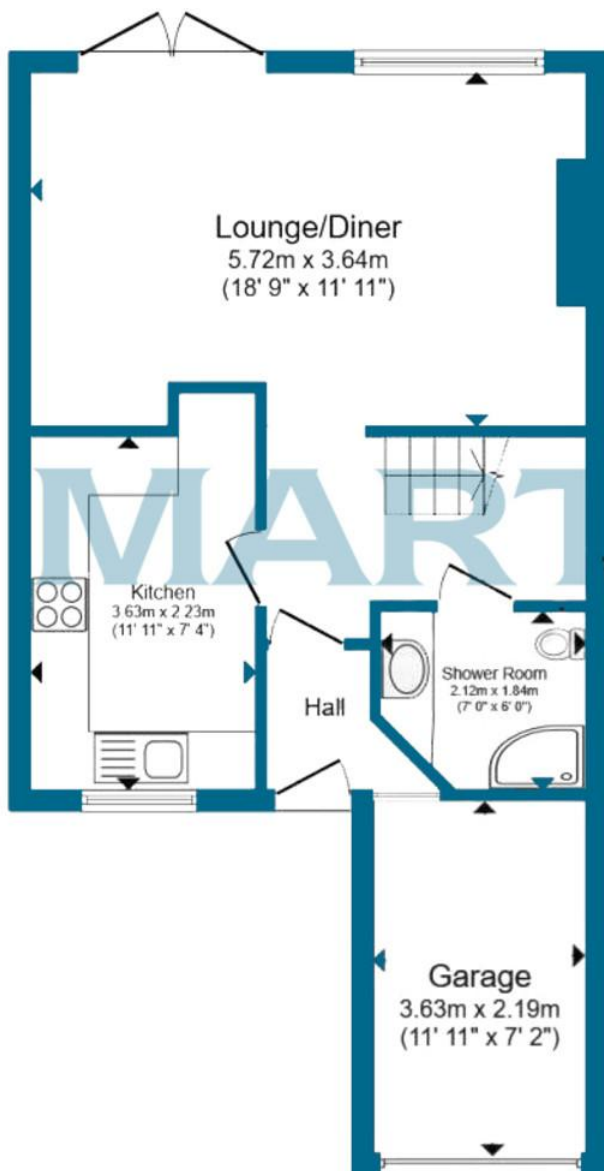
GARAGE

11' 11" x 7' 2" (3.63m x 2.18m)

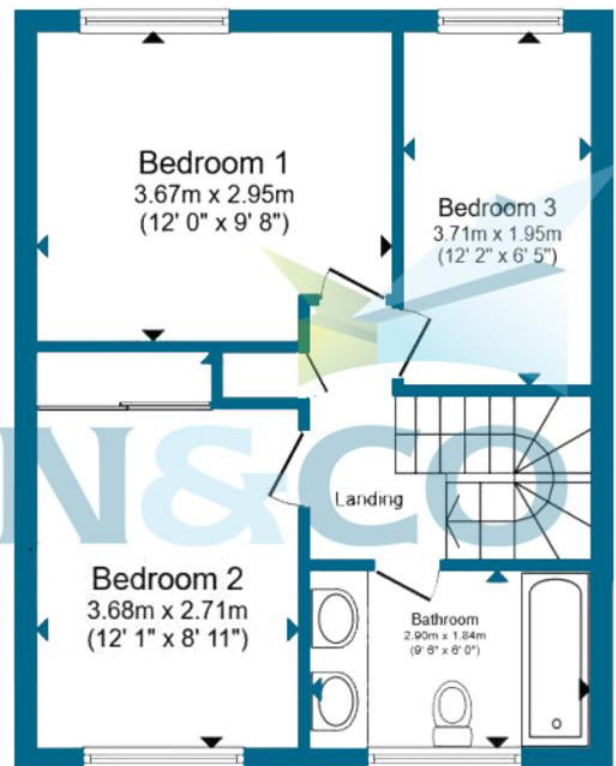
GARDEN



Ground Floor



First Floor



Total floor area 92.5 sq.m. (995 sq.ft.) approx

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / Laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.