



21 Hamilton Road

Leamington Spa, CV31 1TJ





























21 Hamilton Road

Situated in the popular village of Radford Semele, this attractive extended semi-detached family home offers well-proportioned accommodation together with excellent potential for modern family living.

The property is conveniently positioned for access to Leamington Spa, Warwick, local amenities and highly regarded schools, whilst providing good road links to the surrounding areas.

Offering approximately 1,000 sq ft of accommodation, the property provides a versatile layout with three bedrooms, making it an ideal choice for families, first-time buyers and those looking to be within easy reach of Leamington Spa.

Entrance Hall

A welcoming entrance hall providing access to the principal reception rooms, with stairs rising to the first floor.

Living Room

A well-proportioned reception room providing a comfortable principal living space, with natural light and views towards the front of the property.

Kitchen / Dining Room

The kitchen provides a practical range of fitted wall and base units together with work surfaces and space for appliances.

Bedroom One

A well-proportioned double bedroom offering a comfortable principal bedroom space, with natural light and views over the rear of the property.

Bedroom Two

A further generous double bedroom with window overlooking the front of the property.

Bedroom Three

A useful third bedroom which would also lend itself well to use as a home office, nursery or dressing room.

Bathroom

The family bathroom is fitted with a suite comprising bath/shower, wash hand basin and WC, together with complementary wall tiling.

Outside – Front

The property occupies an established position on Hamilton Road, with a front garden and pathway providing access to the entrance.

Driveway / Parking

The property benefits from driveway parking and a single garage at the rear of the property.

Rear Garden

The rear garden provides an attractive outside space with lawn and mature shrubs and is enclosed by timber fencing, creating a pleasant and private environment. A single garage also features with another parking space in front, accessed from Slade Meadow.

Location – Radford Semele

Radford Semele is a popular village situated approximately two miles east of Leamington Spa, offering a village community atmosphere whilst remaining conveniently close to the extensive amenities of Royal Leamington Spa.

The village benefits from local facilities including a village shop, public house, primary school and community amenities, whilst Leamington Spa provides an excellent range of shops, restaurants, cafés, bars and leisure facilities.

Leamington Spa itself is renowned for its elegant Regency architecture, beautiful parks and gardens, tree-lined avenues and the River Leam. The town provides a wide range of independent and high-street retailers together with an excellent choice of restaurants and cultural attractions.

The location is particularly convenient for commuters, with access to the M40 and wider motorway network, while Leamington Spa railway station provides regular services to destinations including Birmingham and London.

Services - Mains water, gas, electricity and drainage.

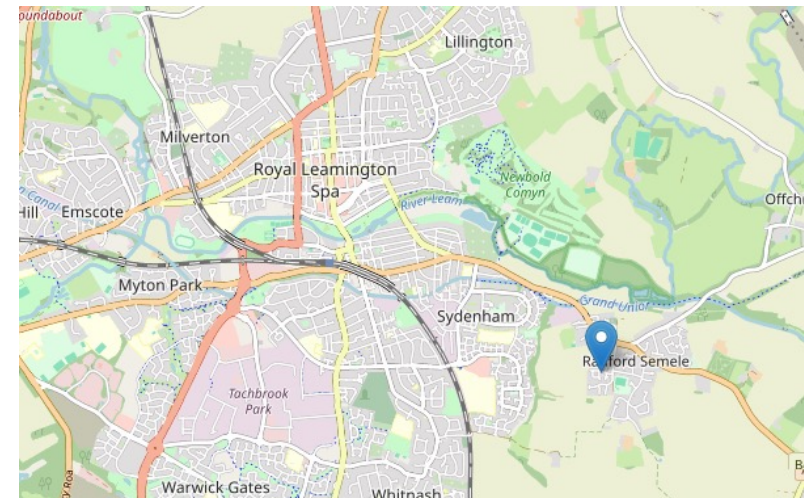
Tenure - Freehold.

Local Authority - Warwick District Council.

Viewing Arrangements

Strictly via the vendors' sole agents, Spa Estates, on 01926 754080.

Website - spaestates.com





TOTAL: 1038 sq. ft, 96 m2
 1st floor: 636 sq. ft, 59 m2, 2nd floor: 402 sq. ft, 37 m2
 EXCLUDED AREAS: GARAGE: 114 sq. ft, 11 m2, WALLS: 132 sq. ft, 12 m2

Illustration For Identification Purposes Only. Measurements Are Approximate, Not To Scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate 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 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 number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024



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