



**Connells**

St. Nicholas Road  
Radford Semele Leamington Spa



## Property Description

Situated in the sought-after village of Radford Semele and offered for sale with no onward chain, this spacious three double bedroom terraced home presents an excellent opportunity for families, first-time buyers, and investors alike.

The accommodation briefly comprises a welcoming entrance hallway, a bright dual-aspect lounge, and a spacious dual aspect kitchen dining room. To the first floor are three well-proportioned double bedrooms, a family bathroom, and a separate WC.

Externally, the property benefits from a generous front garden, offering potential for the creation of off-road parking, subject to the necessary permissions. To the rear is a generous private garden, providing an ideal space for outdoor entertaining, family activities, or further landscaping.

Conveniently located close to local amenities, well-regarded schools, and transport links, this property offers excellent potential in a highly desirable village setting.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Set back from the road behind the lawned fore garden with a pathway leading to the front entrance.

### Entrance Hallway

With stairs rising to the first floor and doors off to the lounge and kitchen diner.

### Lounge

Light and airy dual aspect lounge having a radiator and windows to front and rear elevations.

### Kitchen/Diner

Fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer. Comprising a radiator, under stairs storage space, a built-in cupboard, windows to front and rear elevations and a door into the side passage.

### Passage

Access via the kitchen. providing front to rear access.

### First Floor

### Landing

The stairs lead from the hallway. There is a window to rear elevation, a radiator, a cupboard housing the central heating boiler and doors to all bedrooms, the family bathroom and separate W/C.

### Bedroom One

Double bedroom having a radiator and a window to rear elevation.

### Bedroom Two

Double bedroom with a radiator and a window to front elevation.

### Bedroom Three

Double bedroom having a radiator and window to rear elevation.

### Bathroom

Fitted with a two piece suite fitted with a wash hand basin and bath with shower over. Having fully tiled walls, a radiator and a window to rear elevation.

### Separate W/C

Fitted with a low level W/C, a radiator and a window to rear elevation.

### Outside

### Rear Garden

Private and mature garden being mainly laid to lawn and fence enclosed, with a patio area.

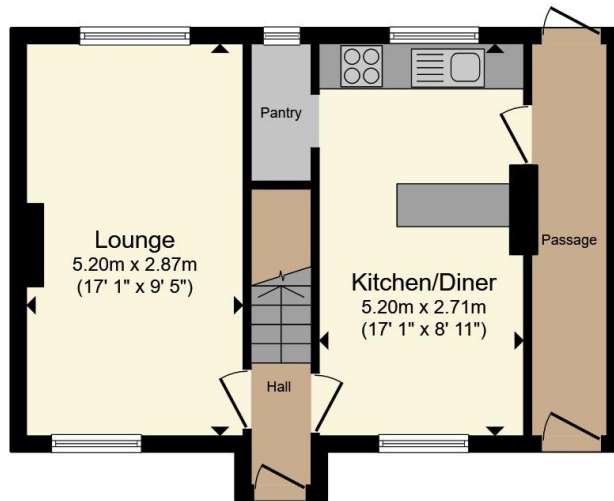
### Parking

On street parking available.

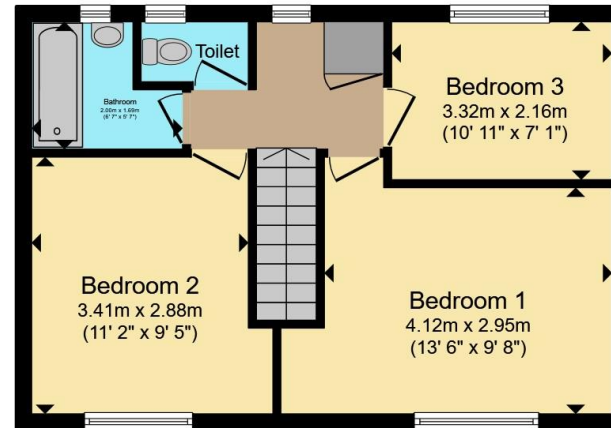








**Ground Floor**



**First Floor**

Total floor area 80.4 m<sup>2</sup> (865 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](http://www.propertybox.io)



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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315430](http://connells.co.uk/Property/SPA315430)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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