

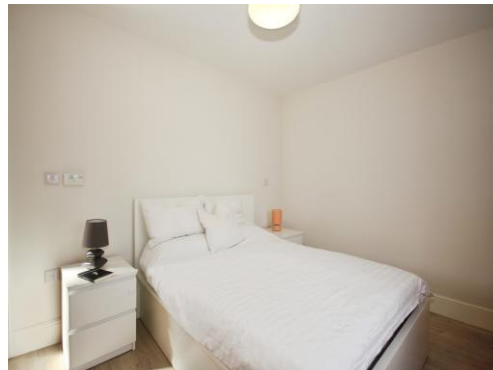


Connells

Leam View
Radford Semele Leamington Spa

Leam View Radford Semele Leamington Spa CV31 1ED

for sale
£325,000



Property Description

A fantastic opportunity to purchase this well-presented two-bedroom semi-detached modern home, ideal for young small families or couples.

Set back from the road on a private road, the property benefits from a driveway to the side leading to a spacious single garage, offering excellent off-road parking and storage options.

Through the front door, you are welcomed into a bright entrance hallway with access to a downstairs cloakroom. From here, you continue into the kitchen/diner, which features a window to the front elevation, allowing plenty of natural light to flow in.

To the rear of the home is the spacious lounge/diner, complete with stairs rising to the first floor and double doors opening onto the garden, creating an ideal space for relaxing or entertaining.

Upstairs, the property offers two well-proportioned bedrooms and a modern family bathroom.

Built in 2018, this is a warm and energy-efficient home, designed for comfortable modern living with a premium layout.

Outside, the property enjoys a naturally presented rear garden laid to grass, offering a cosy and relaxing outdoor space. The garden benefits from an east-facing aspect, enjoying sunlight from the morning at the front of the

property and continuing into the garden through the afternoon. A convenient door also provides direct access into the garage.

The property is well located with access to good local schools and is within easy reach of the town centre, approximately 5 minutes by car.

Approach

Having a driveway to the side with a pathway leading to the front door and a door leading into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with tiled flooring and a radiator and a door leading to the downstairs W/C and kitchen area.

Downstairs W/C

Fitted with a wash hand basin, low level W/C, tiling to the splash back areas, a fitted towel rail and a double glazed window to front elevation.

Kitchen

13' max x 9' 10" max (3.96m max x 3.00m max)

Fitted with a range of wall and base units with complementary work surfaces over, incorporating a sink and drainer unit. Integrated appliances include a double electric oven, gas hob with cooker hood over, a dishwasher, a washing machine and a fridge/freezer. Comprising tiled flooring, an under stairs storage cupboard and a double

glazed window to front elevation.

Lounge

13' x 14' 3" (3.96m x 4.34m)

Spacious, light and airy lounge with stairs rising to the first floor and consisting of laminate flooring and French doors leading to the garden.

First Floor

Landing

The stairs lead from the lounge. There is a double glazed window to side elevation, an airing cupboard housing the central heating boiler and doors to both bedrooms and the family bathroom.

Bedroom One

13' 1" max x 9' 8" max (3.99m max x 2.95m max)

Double bedroom having a built-in wardrobe, laminate flooring, a radiator and a double glazed window to front elevation.

Bedroom Two

7' 7" x 12' 10" (2.31m x 3.91m)

Double bedroom having laminate flooring, a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls and tiled flooring.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a patio area, gated side access and a door to the garage.

Parking

Driveway providing parking for two cars.

Garage

19' max x 9' 9" max (5.79m max x 2.97m max)

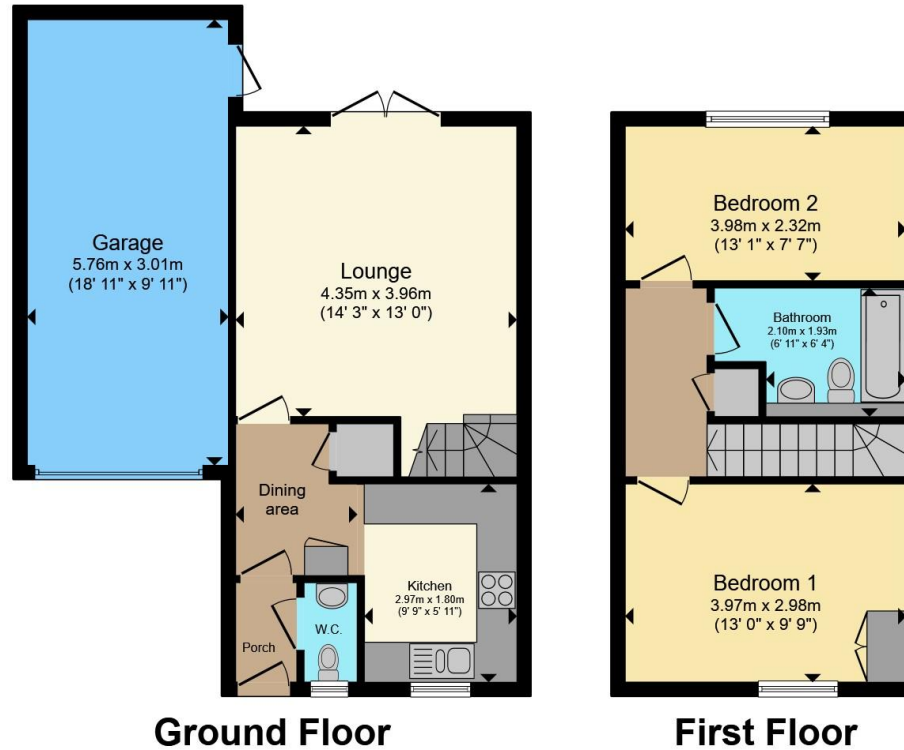
Single garage having power, light and an up and over door and a side door leading into the garden.

Management Charge

There is an annual management charge of £275.







Total floor area 90.6 m² (975 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

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