





PROPERTY DESCRIPTION

A superb opportunity to purchase this two bedroom ground floor maisonette with plenty of parking, garaging and a pretty rear patio garden. Ideal for first time buyers wanting to jump on the property ladder or local downsizers. With only a short drive away to the vibrant town of Leamington Spa, this ground floor maisonette sits in a residential road in the village of Radford Semele and offers potential for the new owners to put their stamp on their new home.

LOCATION

Radford Semele being only two miles south-east of central Leamington Spa giving easy reach of the full range of facilities in central Leamington, including Leamington Spa railway station. Radford Semele itself offers a useful range of day-to-day amenities including village shop and post office, gastro pub and a well regarded primary school. There are good local road links available including those to neighbouring villages, towns and the Midland motorway network. The village is surrounded by lovely Warwickshire countryside so great for walking and exploring close to home.

KEY FEATURES

- Ground floor maisonette
- Spacious living room with dining area
- Two bedrooms
- Well proportioned conservatory
- Family bathroom
- Lovely patio garden
- Plenty of off road parking and garage
- Offered for sale with **NO UPWARD CHAIN**
- Convenient for Leamington town centre





ROOM DESCRIPTIONS

APPROACH

With a good size driveway offering parking for multiple cars, small lawned area, access to garage and access to the side front door.

HALLWAY

LIVING / DINING ROOM

A spacious living room with a useful storage cupboard, sliding patio doors giving access to the conservatory.

CONSERVATORY

With laminate flooring and doors leading out to the patio garden.

KITCHEN

Fitted with a range of eye, base and display shelving, electric oven, grill and gas hob, space and space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge, tiling to floor and splashback areas.

BEDROOM ONE

Window to front elevation and the current wardrobes are included in the sale if required.

BEDROOM TWO

With window to side elevation.

BATHROOM

With full height tiling to walls, low flush WC, hand basin, corner bath with shower over, window to rear elevation.

GARAGE AND DRIVEWAY PARKING

LOW MAINTENANCE REAR GARDEN

A pretty paved and pebbled rear garden which offers plenty of space for outside seating and entertaining. The garden backs on to a sports playing field rather than other homes which also gives the outside space more privacy.



ADDITIONAL INFORMATION

TENURE: LEASEHOLD With 936 year remaining on the lease. Purchasers should check this before proceeding. Ground rent is £10 per annum.

AGENTS NOTE In accordance with the Estate Agents (Provision of Information) Regulations 1991, the Agent wishes to declare and make prospective purchasers aware that the vendor is a relative of an employee of this firm. If any further information is required, please do not hesitate to contact the Agent's office. We also recommend independent advice is sought if required

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band B

ENERGY PERFORMANCE CERTIFICATE RATING: D We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. We have a Company complaints procedure in place, please ask for more details.

MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





Total Living Area 70.91 square metres / 763 square feet (excluding garage)



HARTS

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PUBLISHER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

