

**HAMILTON ROAD, LEAMINGTON SPA CV31 1TJ**



- **VILLAGE LOCATION**
  - **DRIVEWAY**
- **ENTRANCE HALLWAY**
  - **KITCHEN**
  - **LOUNGE/DINING**
  - **CONSERVATORY**
- **TWO DOUBLE BEDROOMS**
  - **BATHROOM**
  - **CONVERTED LOFT**
- **PRIVATE GARDEN AND GARAGE EN BLOC**

**2 BEDROOMS**

**OFFERS OVER £295,000**

A charming property located on Hamilton Road in the sought-after village of Radford Semele, Leamington Spa. This delightful end-terrace house boasts two bedrooms, offering ample space for a growing family or those in need of a home office, with the converted loft space.

Situated in a popular residential area, this property is perfect for those seeking a peaceful and family-friendly environment. The house is in beautiful condition, ensuring a comfortable and inviting atmosphere from the moment you step inside.

One of the standout features of this property is the converted loft space, which is currently used as an office. This additional space provides flexibility for remote working or could be utilised as a cosy reading nook, a play area for children, or even a hobby room.

Our vendors have maintained and looked after the property throughout and a brand new Vaillant boiler was installed in 2022.

Whether you're looking for a family home with room to grow or a peaceful retreat to work from home, this end-terrace house on Hamilton Road offers the perfect blend of comfort, convenience, and character. Don't miss out on the opportunity to make this lovely property your new home in Leamington Spa.

### **Front**

The property has the advantage of a block paved driveway giving space for two cars, there is a path leading down the side of the property into the rear garden which can also be accessed through the conservatory out onto a paved area. There is a single garage located En-Bloc.

### **Entrance Hallway**

Double glazed entrance door gives access into the entrance hallway having recessed low voltage spot lights to ceiling, single panel radiator, under stairs storage space and access to the kitchen, first floor stairs and living room.

### **Kitchen 7'11" x 6'11" (2.42 x 2.12)**

Having light point to ceiling, double glazed window to front elevation, fitted kitchen to comprise; five base units, built in fridge, separate built in freezer, stainless steel single Smeg Oven, Smeg four ring stainless steel gas hob inset into granite effect work surface with splash back and extractor hood over, stainless steel single bowl, single drainer sink inset into work surface with mixer tap over, space and plumbing for automatic washing machine and six further wall mounted units.

### **Lounge/Dining 16'1" x 11'10" (4.92 x 3.63)**

Having two light points to ceiling, feature open front gas fire with marble surround, two single panel radiators, sliding double glazed patio doors giving access into the conservatory.

### **Conservatory 9'2" x 7'6" (2.8 x 2.3)**

Having the advantage of power and currently electrically heated, laminate wooden flooring and double glazed windows, door giving access to the rear garden.

### **First Floor Landing**

Providing access to the bathroom and two double bedrooms and then access via stairs to the converted loft.

### **Bedroom One 11'10" x 9'10" (3.62 x 3.00)**

Having light point to ceiling, double glazed window to rear elevation and single panel central heating radiator.

### **Bathroom 8'6" x 6'2" (2.60 x 1.89)**

Having three low voltage spotlights to ceiling, opaque double glazed window to side elevation, modern bathroom to comprise; Whirlpool bath with full height decorative splash back and separate electric shower over, wash hand basin with storage cupboard underneath, low level flush w/c wall mounted chrome heated towel rail and built in airing cupboard.

### **Bedroom Two 11'9" x 8'2" (3.6 x 2.5)**

Having light point to ceiling, double glazed window to front elevation and single panel central heating radiator.

**Converted Loft 11'9" x 11'1" (3.6 x 3.4)**

This area has the advantage of a double panel radiator, two low voltage spot lights, is carpeted, has under eaves storage space and a large Velux window to the rear elevation. (Please note this room is not being sold as a bedroom).

**Garden**

The middle section of the garden has artificial grass, with a paved area for seating and al fresco dining, as well as a raised border. The garden benefits from being nicely privatised from the behind houses, due to well established mature trees.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

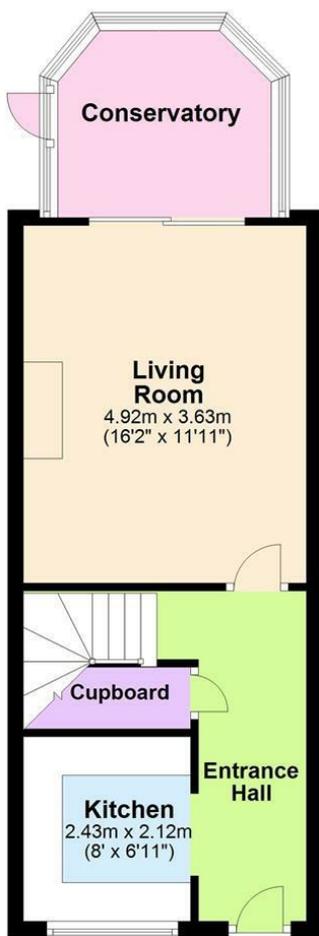
**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



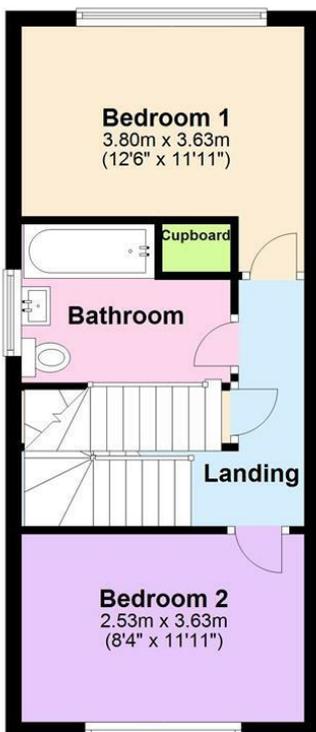
**Ground Floor**

Approx. 40.3 sq. metres (433.3 sq. feet)



**First Floor**

Approx. 34.1 sq. metres (367.6 sq. feet)



**Second Floor**

Approx. 12.5 sq. metres (134.5 sq. feet)



Total area: approx. 86.9 sq. metres (935.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
		<b>65</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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