

LEAM VIEW, LEAMINGTON SPA CV31 1ED



A MODERN TWO BEDROOM HOME WITH A GARAGE, IDEAL FOR FIRST TIME BUYERS OR A YOUNG FAMILY

- TWO DOUBLE BEDROOMS
 - DRIVEWAY
 - GARAGE
- VILLAGE LOCATION
- ENTRANCE HALLWAY
- DOWNSTAIRS WC
- FITTED KITCHEN
 - LOUNGE
- BATHROOM
- GARDEN

2 BEDROOMS

£325,000

Nestled in the charming village of Radford Semele, Leam View presents an exceptional opportunity to acquire a beautifully presented semi-detached house. This delightful property boasts two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable retreat.

This is a small, fairly new development within Radford Semele. The property has a downstairs WC, fitted kitchen and large living room.

The first floor features two well-proportioned double bedrooms, ensuring ample space for rest and personalisation. A modern bathroom completes this level, offering a contemporary touch to your daily routine.

Outside, the property is complemented by a lovely garden, a driveway for off-road parking, and a garage, providing both convenience and security. The surrounding area is perfect for those who appreciate the great outdoors, with picturesque countryside walks right on your doorstep.

Leam View is not just a house; it is a place where comfort meets convenience, set in a tranquil location that is still within easy reach of the amenities of Leamington Spa. This property is a must-see for anyone looking to enjoy a peaceful lifestyle while remaining connected to the vibrant local community.

Front

Leam view road is a modern development set back from the Radford road. This property benefits from a nice aspect, just off the developments road in, with a private drive and only three down this side road. The property has a driveway with space for two cars and access to the garage.

Entrance 6'6" x 3'5" (2.00 x 1.05)

A bright and welcoming entrance hallway that leads into the dining area ahead, there is access to the downstairs WC to the immediate right and also the kitchen area..

Downstairs WC 5'9" x 3'0" (1.765 x 0.915)

With a low level WC, double glazed window to the front aspect, sink, heated towel rail and spotlights to ceiling.

Kitchen 9'9" x 5'11" (2.992 x 1.806)

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.

Dining 10'1" x 7'2" (3.077 x 2.187)

With spotlights to ceiling radiator and under stair storage space, the dining room allows for access through to the kitchen and reception area.

Living Room 14'3" x 13'1" (4.357 x 3.993)

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

First Floor

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" x 9'9" (3.993 x 2.992)

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

Bathroom 9'5" x 6'4" (2.875 x 1.950)

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.

Bedroom Two 13'1" x 7'8" (3.993 x 2.340)

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

Garage 18'5" x 9'10" (5.637 x 3.003)

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

Garden

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

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.

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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.

There is an annual management charge of £275.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

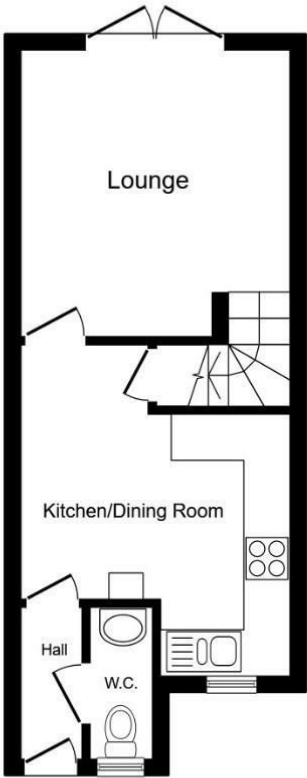




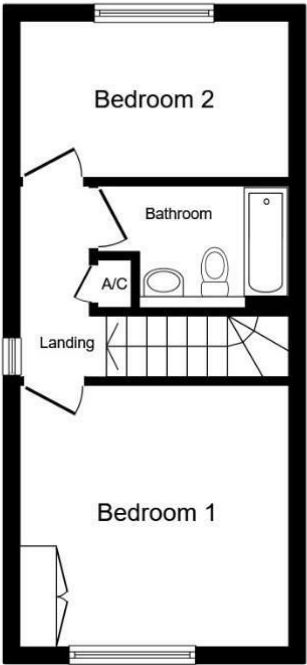








Ground Floor



First Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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

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