

HATHERELL ROAD, LEAMINGTON SPA CV31 1UE



A THREE BEDROOM MID TERRACE HOUSE LOCATED WITHIN THE POPULAR VILLAGE OF RADFORD SEMELE

- NO CHAIN
- MID TERRACE
- THREE BEDROOMS
 - LOUNGE
- BREAKFAST KITCHEN
 - WC
- BATHROOM
- GARDEN
- VILLAGE LOCATION

3 BEDROOMS

PRICE GUIDE £250,000

Nestled in the charming village of Radford Semele, this delightful three-bedroom mid-terrace house on Hatherell Road presents an excellent opportunity for both first-time buyers and savvy investors. Offered with no onward chain, this property is ready for new owners to make it their own.

While the house is in need of modernisation throughout, it provides a blank canvas for those looking to create a home tailored to their tastes. The spacious layout offers ample room for comfortable living, with three well-proportioned bedrooms that can accommodate families or individuals alike.

Radford Semele is a popular village, known for its friendly community and local amenities. Residents will appreciate the convenience of nearby shops and services, as well as the presence of a local school, making it an ideal location for families.

Front

The property is approached by a private driveway and has a front garden laid to lawn.

Entrance Hallway

With a light point to ceiling, radiator and access to the cloakroom, lounge and breakfast kitchen. There is some under stair storage space and a built in storage cupboard.

WC 4'11" x 2'5" (1.50 x 0.75)

Double glazed window to the front aspect, sink, WC and light point.

Lounge 11'4" x 10'0" (3.47 x 3.06)

With a double glazed window to the front aspect, light point to ceiling and a radiator.

Breakfast Kitchen 17'7" x 8'11" (5.38 x 2.72)

With a double glazed window to the rear aspect and a patio door leading to the garden. Rge kitchen has light points to the ceiling and two built in storage cupboards.

First Floor Landing

With three bedrooms and a bathroom. There is a loft which has access through a hatch and two built in storage cupboards.

Bedroom One 11'5" x 9'10" (3.50 x 3.01)

With a double glazed window to the rear aspect, built in storage space, light point and a radiator.

Bedroom Two 12'5" x 9'10" (3.79 x 3.00)

With a double glazed window to the front aspect, light point, raidtaor and a built n storage cupboard.

Bedroom Three 9'3" x 7'6" (2.82 x 2.30)

With a double glazed window to the front aspect, built in wardrobe, light point and a radiator.

Bathroom 7'6" x 5'6" (2.30 x 1.68)

With a double glazed window to the rear aspect, bath, sink, WC and light point.

Garden

The garden has an initial paved area and then laid to lawn.

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

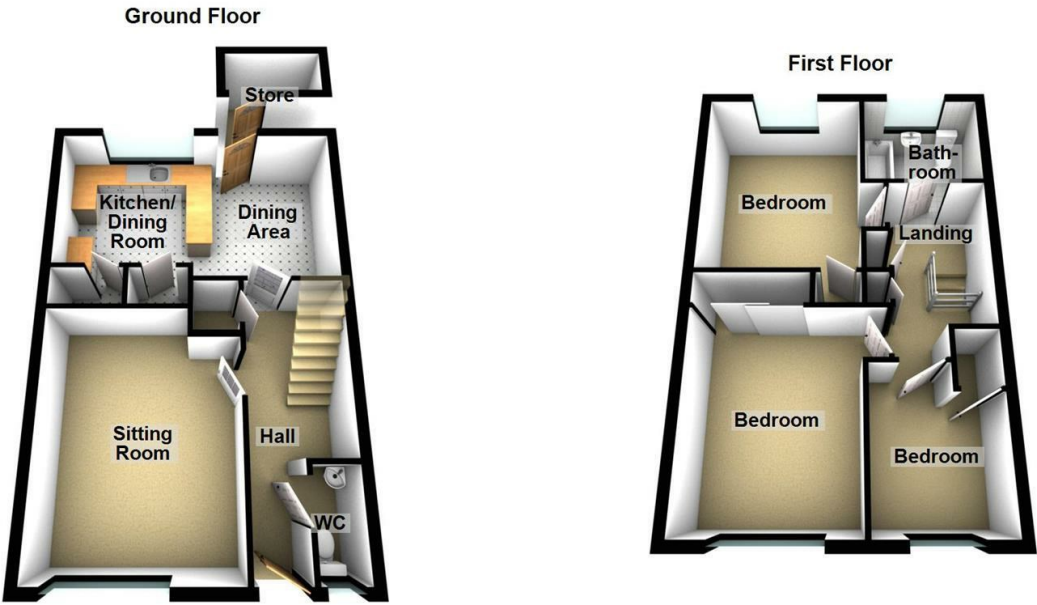












Total area: approx. 91.9 sq. metres (989.2 sq. feet)

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	

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk