

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



**A THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN A POPULAR VILLAGE LOCATION WITH NO ONWARD CHAIN.**

- NO CHAIN
- VILLAGE LOCATION
  - DRIVEWAY
  - LOUNGE
  - KITCHEN
  - DINING ROOM
- UTILITY AND GARAGE
- THREE BEDROOMS
  - BATHROOM
  - GARDEN

**3 BEDROOMS**

**OFFERS IN EXCESS OF £300,000**

Nestled in the charming village of Radford Semele, this delightful three-bedroom semi-detached house on Hamilton Road offers a perfect blend of comfort and convenience. With no chain involved, this property is ready for you to move in and make it your own.

The house has three bedrooms, ideal for families or those seeking extra space. The semi-detached design provides a sense of privacy while still being part of a friendly community. The property includes a garage, providing ample storage or parking options, and a driveway for additional convenience.

Hamilton Road is known for its quiet, family-oriented atmosphere, making it an excellent choice for those looking to settle in a peaceful environment. The village is well-equipped with local amenities, including a welcoming pub, schools, and a post office, ensuring that all your daily needs are within easy reach.

The private rear garden is a lovely feature, offering a tranquil outdoor space for relaxation or entertaining. Whether you wish to enjoy a morning coffee in the sun or host a summer barbecue, this garden provides the perfect setting.

In summary, this three-bedroom semi-detached house on Hamilton Road is an exceptional opportunity for anyone seeking a family home in a friendly village. With its convenient location, ample space, and charming surroundings, it is sure to attract interest. Don't miss the chance to view this lovely property and envision your future in Radford Semele.

### Front

With a driveway providing off road parking and front garden laid to lawn. Access to the garage.

### Entrance Hallway 5'10" x 4'9" (1.80 x 1.45)

Allowing access into the living room and first floor stairs, with a light point to ceiling and a radiator.

### Lounge 14'5" x 12'7" (4.40 x 3.85)

With a double glazed window to the front elevation, feature fireplace, light point, radiator and access through to the kitchen area.

### Kitchen 16'0" x 8'7" (4.89 x 2.62)

Spacious breakfast kitchen area with a double glazed window to the rear aspect, space for sitting area, kitchen worktop with plenty of storage compartments below. With light points and a radiator. Storage cupboard.

### Dining Room 9'8" x 7'6" (2.95 x 2.29)

With a double glazed window to the rear aspect and sliding patio doors to the side aspect, leading into the garden. With a light point to ceiling.

### Utility 8'8" x 7'2" (2.65 x 2.20)

With a double glazed window to the rear aspect and patio door leading into the garden area. There is also integral access into the garage from the utility. With a light point to ceiling and a radiator. Space for all white goods, currently washing machine, tumble dryer, dishwasher and fridge freezer.

### First Floor

Having a double glazed window to the side aspect at the top of the landing, loft access with a pull down ladder, three bedrooms and a bathroom.

### Bedroom One 11'5" x 9'0" (3.50 x 2.76)

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

### Bedroom Two 11'11" x 9'4" (3.65 x 2.85)

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

**Bedroom Three**

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

**Bathroom 8'8" x 5'8" (2.65 x 1.75)**

With a double glazed window to the rear and side aspect, light point, radiator, WC, sink and walk in shower.

**Garage 16'0" x 6'2" (4.90 x 1.88)**

Up and over door and with electric and light points.

**Garden**

Private rear garden laid to lawn and initial patio area with space for seating.

**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 D.

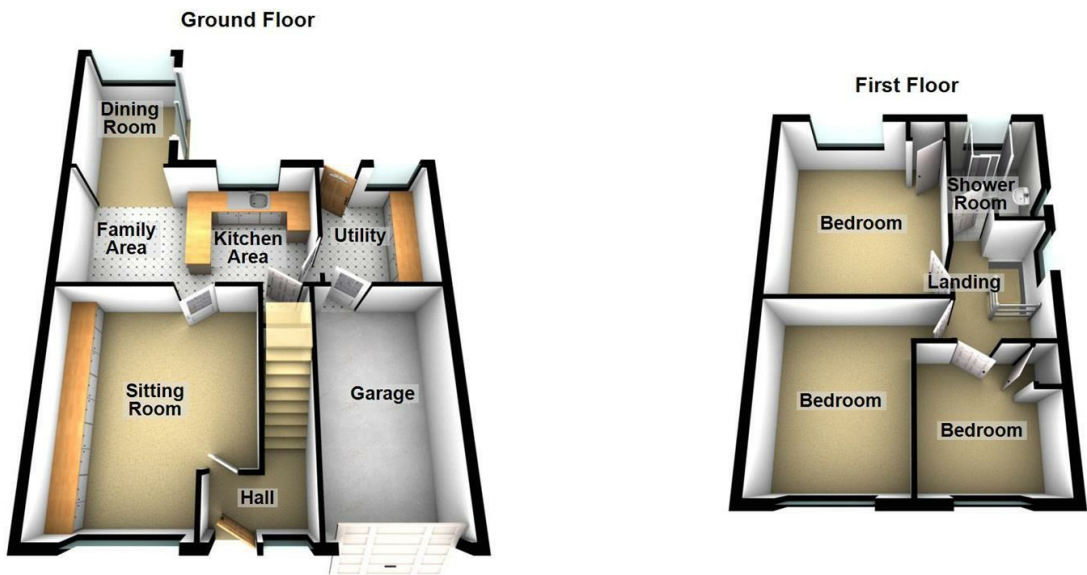
**Tenure**

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. 103.0 sq. metres (1109.1 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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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