



39 Hatherell Road
Leamington Spa CV31 1UE
Offers In Excess Of £220,000

39 Hatherell Road

Radford Semele

This well presented ground floor maisonette is positioned in this quiet and conveniently pocket of the ever sought after pocket of Radford Semele. Being just a short stroll from the local amenities it is also well placed with easy access into Leamington Spa and the major road networks nearby. Upon arrival there is a large driveway giving space for a number of vehicles. Access into the maisonette is to the side where you enter into the hallway with doors off to a well equipped bathroom, a kitchen with door into the garden room. There is a large reception room with large doors out to the gardens. There are two bedrooms on offer with the master having an array of fitted storage. There is also a garage store with a section that has been converted to create a separate shower room and utility. To the rear there is a low maintenance garden with direct access on to the radford playing fields.

LOCATION

Hatherell Road lies off Lewis Road of which is the centre of the village of 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 several village shops, 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.

ALL ON THE GROUND FLOOR

Entrance Hallway

4.19m x 0.96m (13'8" x 3'1")
This welcoming L-shaped entrance hallway gives access to all rooms within the property and has been laid with laminate flooring and neutral decor.

Living / Dining Room

5.06m x 4.06m (16'7" x 13'3")
This well proportioned reception room offers a spacious and bright space to relax and enjoy the views to the rear via

the large double doors. There is a focal electric fireplace with stone surround and hearth.

Breakfast Kitchen

2.68m x 2.68m (8'9" x 8'9")
With an array of timber eye level and base units with complementary work surfaces and integrated oven hob and extractor. There is space for a stand up fridge freezer and the plumbing for the washing machine and tumble drier is in the newly converted utility room in a section of what was the garage. Both the floors and splash backs are tiled and a door leads out in to the garden room and in turn gardens.

Garden Room

2.91m x 1.69m (9'6" x 5'6")
With fully glazed walls and door into garden offering a relaxing space with some lovely views beyond.

Bedroom One

2.93m x 3.83m (9'7" x 12'6")
This good sized double bedroom is set to the front of the property looking out over the driveway. It offers a host of fitted storage and wardrobes and is decorated to a lovely standard.

Bedroom Two / Dining Room

2.96m x 2.73m (9'8" x 8'11")
This second bedroom has previously been used as a dining room but now offers a second double bedroom to the property.

Bathroom

2.68m x 1.71m (8'9" x 5'7")
This modern white bathroom has a bath with shower over, wash hand basin and wc and has the airing cupboard with combination boiler within. Both the walls and floors are tiled.

Shower Room / Utility Room

3.20m x 2.30m (10'5" x 7'6")
Previously a section of the garage of which has now been converted into a lovely shower room with a section designated to a utility room with plumbing for washing machine and tumble drier. The floors and splash backs are tiled.

OUTSIDE

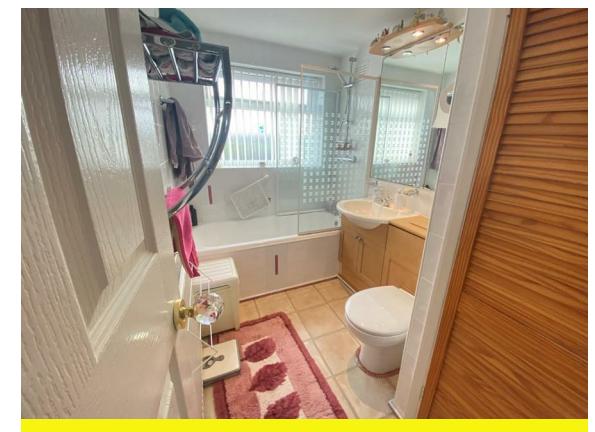
Front

There is a large block paved driveway giving enough space for a few vehicles and access to the front garage store.

Features

Ground Floor Maisonette
Immaculately Presented
Large Reception Room
Two Double Bedrooms
Two Bathrooms
Low Maintenance Garden
Driveway & Garage Store
Open Views to the Rear





Floorplan

Ground Floor

Approx. 80.1 sq. metres (862.3 sq. feet)



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

General Information

Tenure

Leasehold - Share of Freehold

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band B - Warwick District Council



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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	