



35 Hatherell Road

Leamington Spa **CV31 1UE**

Guide Price £220,000

35 Hatherell Road

Radford Semele

Welcome to this immaculate ground floor Maisonette with stunning views and a secluded south-westerly facing garden. This property boasts a fantastic location, making it an ideal choice for families, couples, and first-time buyers. The property is offered for sale as a freehold.

As you enter, you will be immediately impressed by the stylish reception room, which offers breath-taking views and an abundance of natural light. The kitchen is perfect for preparing meals, two double bedrooms, family bathroom and garage.

Outside, the property boasts a two car driveway, and a good sized private garden, providing an ideal space for outdoor activities and enjoying the picturesque surroundings.

This property is located in a desirable area that offers easy access to local amenities and transportation links. Additionally, the council tax band B adds to the affordability of this stunning property.

LOCATION

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 village shop and post office, 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. The village is surrounded by lovely Warwickshire countryside so great for walking and exploring close to home.

ON THE GROUND FLOOR

ENTRANCE HALLWAY

Having a built-in storage

cupboard, doors to adjacent rooms and gas central heating radiator.

LOUNGE

4.45m x 4.08m (14'7" x 13'4")

A good sized lounge area which benefits from having a walk-in cupboard, gas central heating radiator, French doors leading out to the rear garden, electric feature fireplace and space for lounge furniture.

KITCHEN

2.68m x 2.68m (8'9" x 8'9")

A beautifully presented kitchen which benefits from a gas central heating radiator, sink unit, built-in four ring gas hob and oven and space for white goods. There is a double glazed window to the rear and door leading to the rear garden.

MASTER BEDROOM

3.04m x 3.94m (9'11" x 12'11")

Briefly comprising of gas central

heating radiator, double glazed window to the front elevation and space for bedroom furniture.

BEDROOM TWO

2.94m x 2.74m (9'7" x 8'11")

Comprising of gas central heating radiator, double glazed window to the side elevation and space for bedroom furniture.

BATHROOM

2.72m x 10.71m (8'11" x 35'1")

Briefly comprising of a gas central heating radiator, double glazed frosted window to the rear elevation, low level WC, sink unit, bath and an airing cupboard which houses the Worcester Bosch combination boiler.

OUTSIDE

PARKING

Off road parking to the front for two vehicles.

Features

Ground Floor Maisonette

Off Road Parking For Two Vehicles

Front and Rear Garden

Garage

Gas Central Heating

Fully Double Glazed

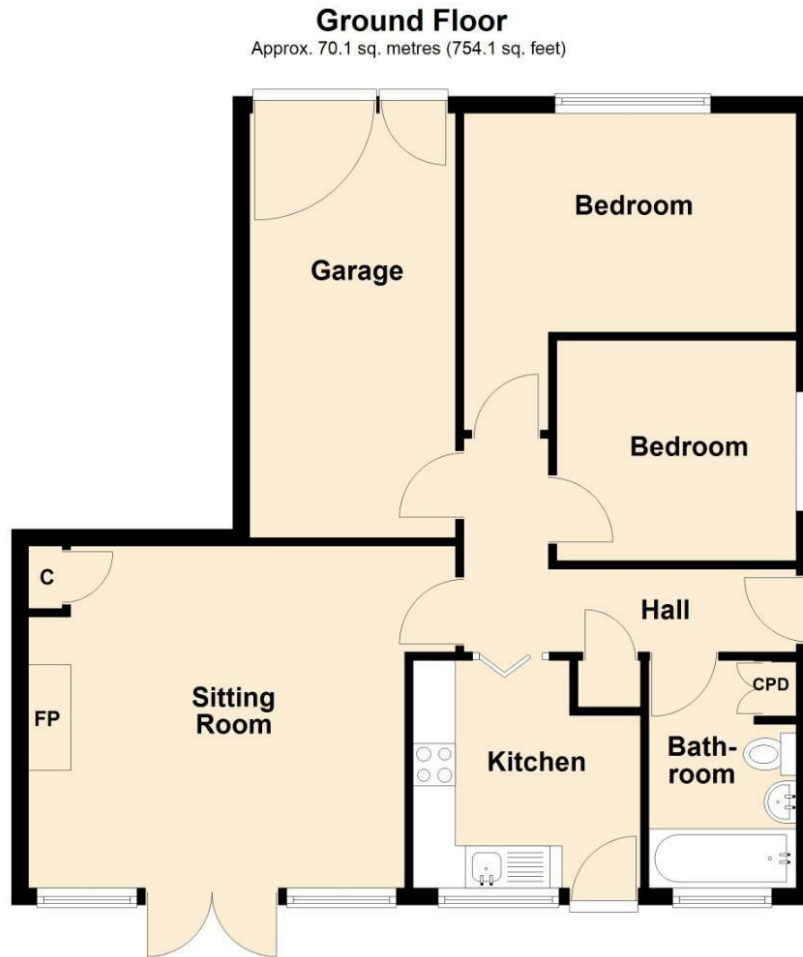
Good Sized Lounge and Living Accommodation

Two Bedrooms





Floorplan



Total area: approx. 70.1 sq. metres (754.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

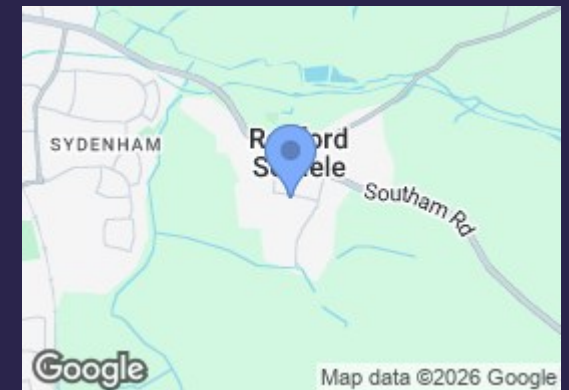
Specifically excluded unless mentioned in these sales particulars.

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.

Council Tax

Band B - Warwick District Council



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	71	74
	EU Directive 2002/91/EC	

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