



Connells

Hatherell Road
Radford Semele Leamington Spa

Hatherell Road Radford Semele Leamington Spa CV31 1UE

for sale guide price
£180,000



Property Description

Situated in the heart of the sought-after village of Radford Semele, this ground floor maisonette offers spacious accommodation, a private garden, garage, driveway parking, and the added benefit of being sold with no onward chain. While requiring some updating, the property presents an excellent opportunity for buyers looking to put their own stamp on a home.

The property is approached via a private driveway leading to a single garage with up-and-over door. A pathway to the side of the property leads to the front entrance, opening into a welcoming hallway with doors providing access to all principal rooms. The accommodation comprises a fitted kitchen and a spacious lounge/dining room, both enjoying direct access to the rear garden, creating an excellent flow between indoor and outdoor living spaces. There are also two good-sized bedrooms and a bathroom.

Externally, the private rear garden has been designed for low-maintenance enjoyment, featuring a paved patio area that provides the perfect setting for outdoor dining and entertaining. A gate offers direct access onto the adjoining playing fields, while a further gate returns to the front of the property where the driveway and garage are located.

Offering comfortable single-storey living in a popular village location, with excellent access to Leamington Spa and local amenities, this fantastic home is ideal for first-time buyers, downsizers, or investors alike, with the potential to modernise.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is

subject to a start price and undisclosed reserve price that can change.

Location

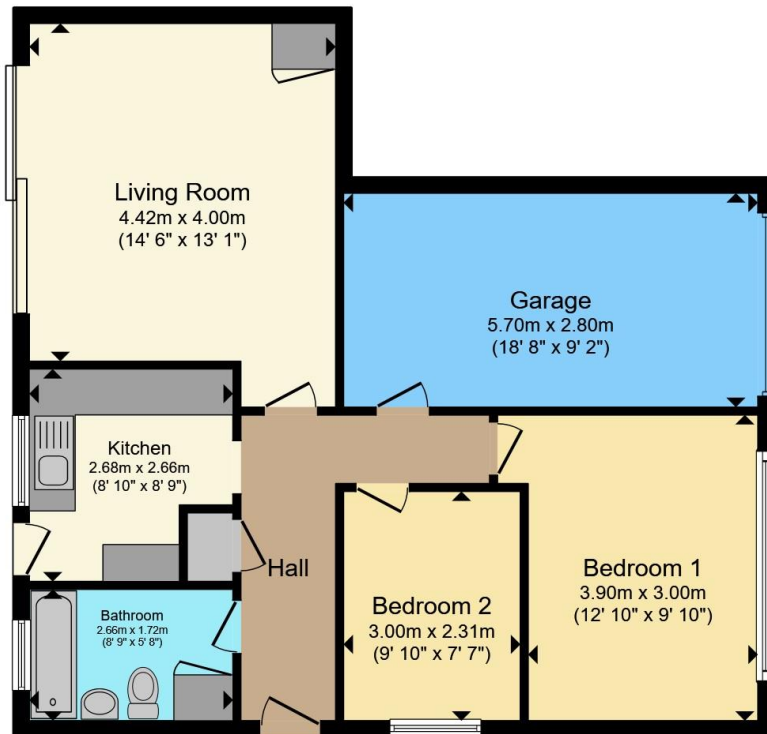
Hatherell Road is situated in the popular village of Radford Semele, a well-established residential location on the eastern edge of Leamington Spa. The village offers a range of everyday amenities including a local shop, village hall, recreational facilities, public house and community services, while Leamington Spa town centre is just a short drive away, providing an extensive selection of shopping, dining and leisure opportunities.

The property is well placed for families, with Radford Semele CofE Primary School nearby, along with a choice of highly regarded secondary schools including Campion School. For commuters, the area benefits from excellent transport links, with regular bus services connecting to Leamington Spa and surrounding towns. Leamington Spa railway station, approximately 2 miles away, offers direct services to Birmingham, London and other major destinations, while the nearby A425, M40 and wider road network provide convenient access across Warwickshire and beyond.

Lease Information

The property is leasehold with a lease length of 999 years from 25th March 1963. There is an annual ground rent charge of £10.00 with no service charge.





Total floor area 74.5 m² (802 sq.ft.) approx

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



To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SPA315724

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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