



Connells

Gowling Close
Radford Semele Leamington Spa

Gowling Close Radford Semele Leamington Spa CV31 1WP

for sale
£330,000



Property Description

Situated within the popular village of Radford Semele, this beautifully presented two-bedroom semi-detached home offers well-balanced accommodation, off-road parking, a garage, and a delightful rear garden, making it an ideal purchase for first-time buyers, professionals, or those looking to downsize.

Combining village living with excellent access to Leamington Spa and surrounding transport links, this superb home presents a fantastic

The property is approached via a shared block-paved driveway which leads to a private driveway, providing parking for two vehicles and access to the single garage. Entering through the front door, the welcoming entrance hall has stairs rising to the first floor, with a door leading into the comfortable living room. An inner hallway provides a useful storage cupboard and access to a convenient downstairs cloakroom before opening into the spacious kitchen/dining room. This excellent entertaining space enjoys views over the rear garden and benefits from doors leading directly outside.

To the first floor, the landing gives access to two well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A separate family bathroom serves the remaining accommodation.

Outside, the property enjoys a well-maintained rear garden, offering an attractive space to relax and entertain. A gated side access leads to the driveway and garage. The single garage is fitted with an up-and-over door and benefits from power and lighting.



Location

Situated in the popular village of Radford Semele, just a short distance (approx 2.5m) from Leamington Spa town centre, Gowling Close offers an excellent balance of village charm and modern convenience. Residents benefit from a range of local amenities including a village shop, public house, community facilities and nearby supermarkets, while Leamington Spa provides an extensive selection of shopping, dining and leisure opportunities. The area is well served by highly regarded schools, including Radford Semele CofE Primary School and Champion School, making it particularly appealing to families. For commuters, Leamington Spa Railway Station is approximately two miles away, providing direct links to Birmingham, London and beyond, with excellent road access via the A425, A46 and M40 motorway network

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

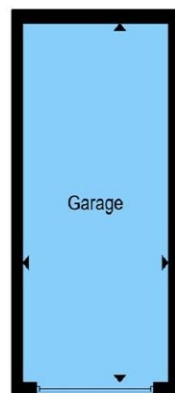
Management Fee

This property may be subject to a management fee, payable towards the maintenance of the development. Connells are awaiting confirmation of this and will confirm in due course.

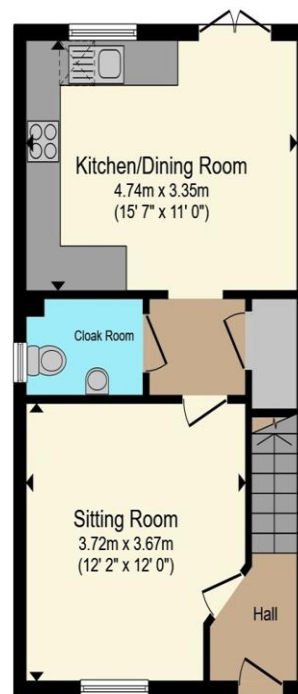




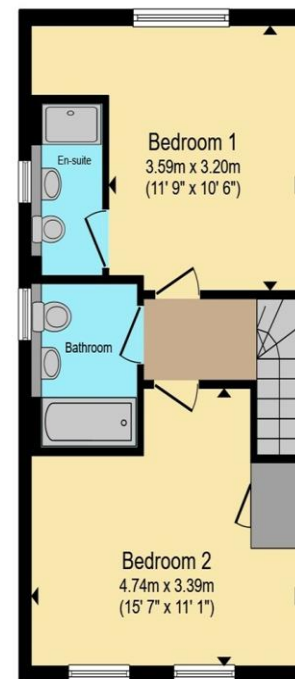




Garage



Ground Floor



First Floor

Total floor area 81.2 m² (874 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
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EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315743



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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