



Connells

Stratford Road
Lighthorne Heath LEAMINGTON SPA



Property Description

Connells are pleased to present this MID-TERRACE property located in Lighthorne Heath, TWO Double Bedrooms, Kitchen, Lounge, Study, refitted shower room and a generous sized rear GARDEN!

CONTACT US NOW TO BOOK YOUR VIEWING!!

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 £300 inc VAT towards the preparation cost of the pack.

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.

Introduction

Lighthorne Heath offers excellent transport connections throughout the area with convenient access to the motorway network. The M40 is less than 2 miles away and provides routes to Oxford, Birmingham, Banbury and London among other popular destinations. Coventry can also be reached in just under 30 minutes via the A46. Leamington Spa train station is around a 15 minute drive away which serves a number of major destinations including Birmingham, London and Manchester. For those requiring international travel, Birmingham airport is just over 30 minutes away by car.

There are a number of well-regarded schools situated locally. For children of primary school age, Lighthorne Heath Primary School and further primary schools are located locally. For those requiring secondary education, Kington High School is less than 15 minutes away by car.

A major supermarket superstore can be found within a 15-minute drive, whilst the local

village shop offers day-to-day conveniences within easy walking distance.

Entrance Hall

having door from front elevation, radiator, stairs rising to the first floor and doors to Kitchen and;

Lounge

17' 7" x 9' 4" (5.36m x 2.84m)

Having two radiators, Fireplace with electric fire and windows to the front and rear elevations;

Study

6' 9" x 7' 6" (2.06m x 2.29m)

Having radiator and window to front elevation;

Kitchen

13' 8" x 10' 9" (4.17m x 3.28m)

Having understairs storage, radiator, wall and base units, stainless steel sink and drainer unit, space for cooker and space and plumbing for washing machine with window and door to rear elevation.

First Floor

Landing

Having window to rear elevation and doors to bedrooms and bathroom:

Bedroom One

15' 2" x 9' 8" (4.62m x 2.95m)

Having radiator, built in wardrobes and windows to front and rear elevations;

Bedroom Two

11' 6" x 10' 7" (3.51m x 3.23m)

Having radiator, built in wardrobes, loft access and window to front elevation;

Shower Room

Refitted shower room with white suite comprising low level WC, wash hand basin, walk in shower with grab rails, built in cupboard housing Immersion Heater, extractor fan, radiator, ceiling downlighters and obscure window to the rear elevation;

Outside

Front

Having wooden fence and gate with path leading to front door, lawned foregarden, and storage box housing ground source heat pump;

Rear Garden

Large private garden, with paved patio and lawned areas, mature shrubs and trees, path leading through garden to rear gate and timber fences to the boundaries.

Council Tax

Local Authority: Stratford District Council

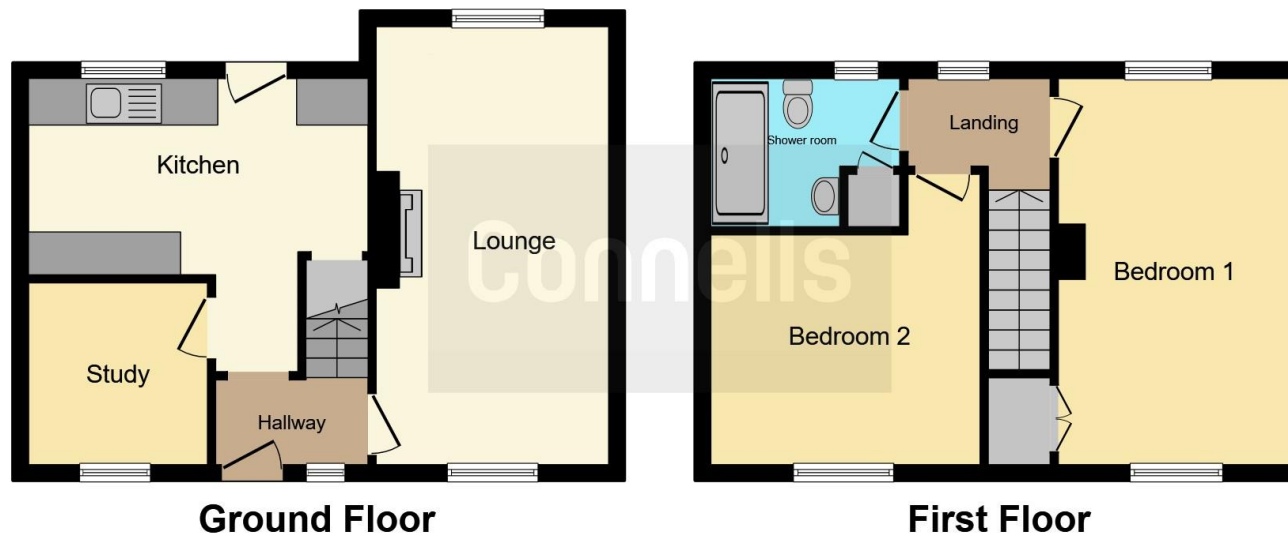
Viewings

Strictly by prior appointment via the selling agent









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.focalagent.com

To view this property please contact Connells on

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Bridge Street
 WELLESBOURNE CV35 9QP

EPC Rating: D

view this property online connells.co.uk/Property/WBE103691

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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