



Connells

Willow Sheets Meadow
Cubbington Leamington Spa

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for sale guide price
£350,000



Property Description

Immaculately presented and extended three bedroom semi-detached home, located in a private cul-de-sac in the sought after village of Cubbington. This property boasts a spacious open plan living/dining/kitchen area on the ground floor with doors to a beautifully landscaped garden. The first floor has three bedrooms as well as a great sized modern family bathroom. The property also benefits from a garage and a driveway for several cars.

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.

Entrance Hallway

With the front door leading into the entrance hallway with a double glazed window to the side elevation and a radiator.

Open Plan Kitchen/Lounge/Diner

34' x 13' 11" (10.36m x 4.24m)

Lounge Area

11' x 13' 11" (3.35m x 4.24m)

Open plan kitchen/lounge/diner. With a radiator and under stairs storage cupboard.

Kitchen Area

19' 4" x 14' (5.89m x 4.27m)

Fitted with a modern range of wall and base units with integrated appliances; fridge/freezer, dishwasher, washing machine and wine cooler. There is a breakfast bar which is ideal for casual dining or morning coffee.

First Floor

With airing cupboard housing the boiler and access to the loft which is partially boarded with lighting.

Bedroom One

11' 8" to wardrobes x 8' (3.56m to wardrobes x 2.44m)

Built in wardrobe, radiator and double glazed window.

Bedroom Two

9' 11" up to wardrobes x 7' (3.02m up to wardrobes x 2.13m)

Built in wardrobe, additional built in storage cupboard, radiator and double glazed window.

Bedroom Three

8' max x 7' (2.44m max x 2.13m)

Double glazed window and radiator.

Shower Room

Fitted with a modern suite, comprising of a large shower, wash hand basin, low level W/C. There is also a storage cupboard, heated towel rail, double glazed window and laminate flooring.

Outside

Rear Garden

Beautifully landscaped rear garden, wall and fence enclosed. With paved patio area and raised borders with railway sleepers.

Garage

A single garage with pitched roof creating potential additional storage space.

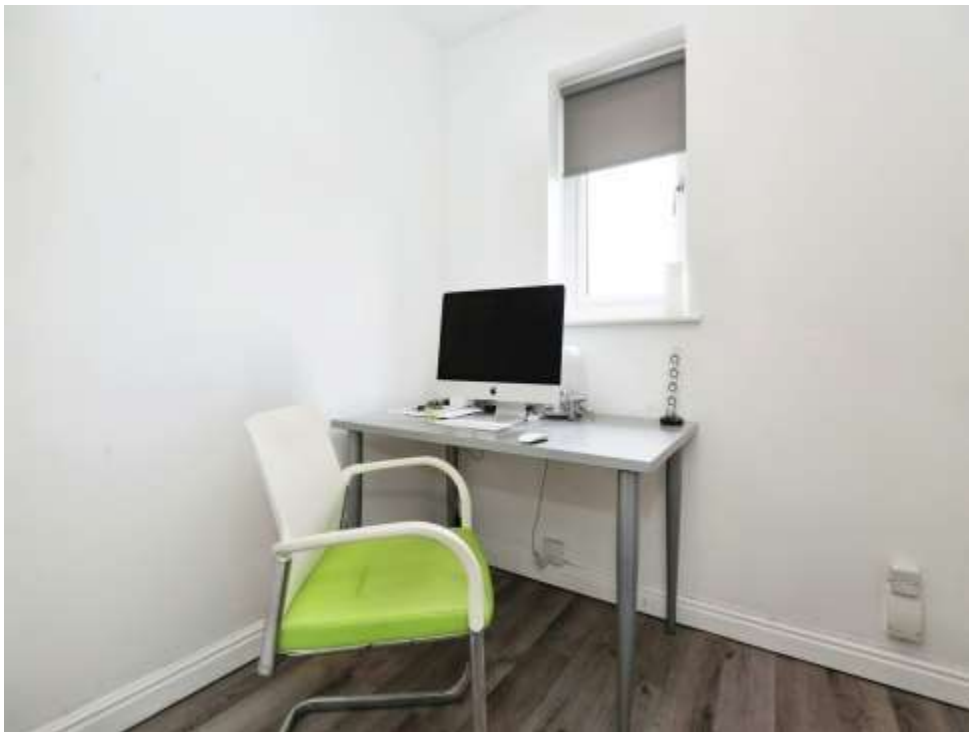
Driveway

With a dropped kerb for parking access.

Agent's Note

We understand from our sellers that the property has had a single storey extension. Connells advised we have not seen evidence of the relevant building certificates and advise potential buyers to make their own enquiries and satisfy themselves before proceeding,









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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7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA312934



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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