



Connells

Wellington Road
Leamington Spa



Property Description

Three bedroom semi-detached home situated in the enviable and sought after area of North Leamington with local schools & amenities nearby. This property is being offered for sale with no chain, offering ample living space throughout and would make an ideal first time buy! Briefly comprising a welcoming entrance hallway with a door to the spacious and bright lounge, the kitchen then follows with an additional utility room & conservatory.

To the first floor there are three generously sized bedrooms and a shower room. Externally you will find a beautifully landscaped rear garden and a driveway at the front providing off road parking for two/three cars, in addition to a car port.

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.

Approach

Via driveway.

Entrance Hallway

With stairs rising to the first floor and a door to the lounge.

Lounge

11' 8" max x 17' 2" max (3.56m max x 5.23m max)

Spacious lounge comprising a feature fire place, a radiator, a double glazed window to front elevation and a door to the kitchen. There is a back boiler which is situated behind the fire place.

Kitchen

8' 7" x 13' 7" (2.62m x 4.14m)

Fitted with base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances such as a cooker and washing machine. Comprising a radiator, a double glazed window to rear elevation, vinyl flooring and a door to the utility room.

Utility Room

8' 6" max x 6' 2" max (2.59m max x 1.88m max)

Fitted with base units and work surfaces over. There is space for a tumble dryer and fridge/freezer. Having a radiator, vinyl flooring, an under stairs storage cupboard and a door to the conservatory.

Conservatory

9' 5" max x 6' 9" max (2.87m max x 2.06m max)

Comprising sliding doors leading to the garden and an additional door to the side.

First Floor Landing

The stairs lead from the hallway. There is an airing cupboard, access to the loft via a ladder and doors to all bedrooms and the shower room.

Bedroom One

11' 6" max x 10' 3" max (3.51m max x 3.12m max)

Double bedroom comprising a radiator and a double glazed window to front elevation.

Bedroom Two

8' 7" max x 14' 3" max (2.62m max x 4.34m max)

Double bedroom comprising a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 1" max x 7' 10" max (2.16m max x 2.39m max)

Comprising a radiator and a double glazed window to front elevation.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin, shower cubicle, low level W/C, fully tiled walls, vinyl flooring, a radiator and a double glazed window to rear elevation.

Outside

Rear Garden

Generously sized and beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising patio and pebbled areas, planted borders, a shed as well as gated side access.

Parking

There is a driveway to the front providing off road parking for three cars as well as a car port.

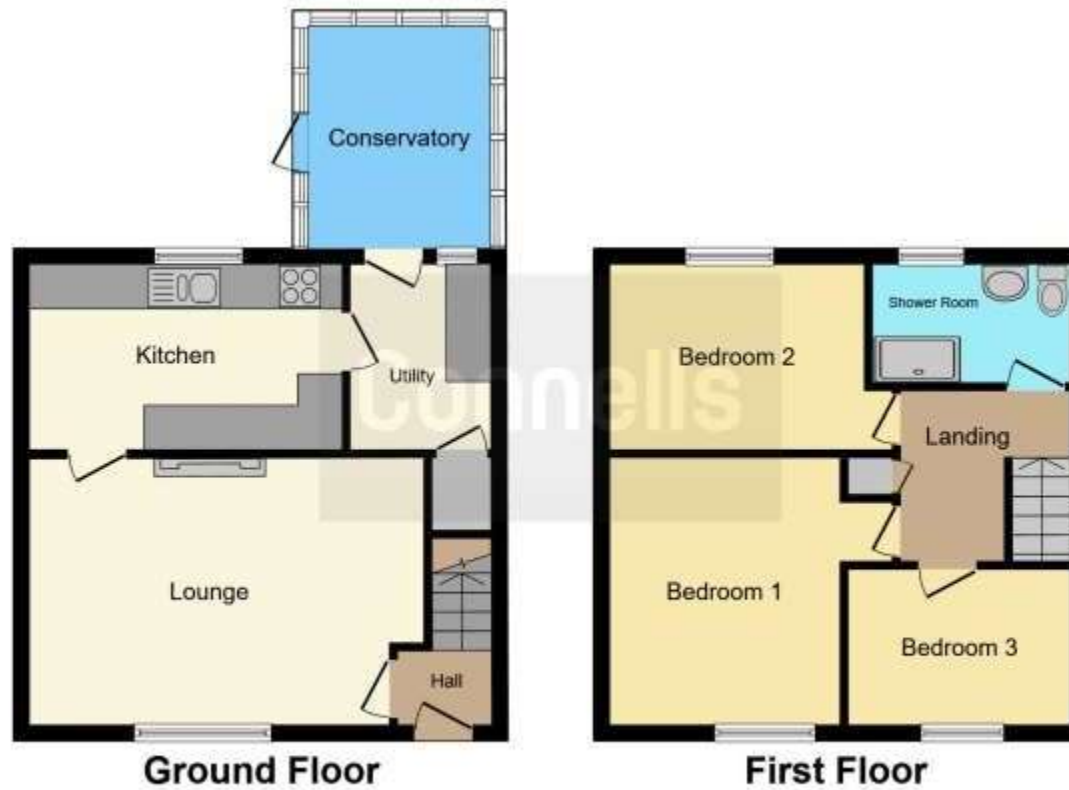
Agent's Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.









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

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EPC Rating: D

view this property online connells.co.uk/Property/SPA313011

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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Awaiting Photograph