



Connells

Coppice Road
Whitnash Leamington Spa



Property Description

Three bedroom semi-detached home situated in the desirable location of Whitnash, close to excellent schools and walking distance to local amenities! This would make an ideal starter home, offering ample potential throughout!

The property is being sold with no onward chain and briefly comprises; a welcoming entrance hallway, a bright and spacious living area and open plan kitchen/diner to the rear of the property. To the first floor there are three generously sized bedrooms and the family bathroom.

Externally is a low maintenance rear garden, larger than average single garage and a driveway providing off road parking for two/three 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.

Approach

Via Driveway,

Entrance Hallway

There are stairs rising to the first floor and a door to the lounge.

Lounge

14' 8" max x 12' 6" max (4.47m max x 3.81m max)

Spacious, light and airy lounge. Comprising laminate flooring, a radiator, a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

15' 7" max x 8' 1" max (4.75m max x 2.46m max)

Fitted with wall and base units with complimentary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven, gas/electric hob with cooker hood over, an integrated fridge/freezer and space for a washing machine. Benefitting from a built-in storage cupboard, tiled flooring, a radiator, a double glazed window to rear elevation, French doors to the garden and a door to the integral garage.

First Floor Landing

The stairs lead from the hallway. Comprising a double glazed window to side elevation and doors to all bedrooms and the family bathroom.

Bedroom One

11' 2" max x 9' 9" max (3.40m max x 2.97m max)

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

Bedroom Two

12' 2" max x 8' 5" max (3.71m max x 2.57m max)

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

Bedroom Three

8' 4" max x 7' 3" max (2.54m max x 2.21m max)

Comprising built-in storage, a radiator and a double glazed window to front elevation.

Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with shower over and low level W/C, There is a built-in storage cupboard, fully tiled walls, laminate flooring and a double glazed window to rear elevation.

Outside

Rear Garden

Low maintenance courtyard garden being mainly laid to patio and fence enclosed. With a door to the garage.

Parking

Driveway to the front providing off road parking for two cars side by side.

Garage

23' 10" max x 7' 8" max (7.26m max x 2.34m max)

Larger than average single Integral garage with an up and over door, a window to rear elevation and doors to the garden and kitchen/diner.









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

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: D

Tenure: Freehold

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