



Connells

St. Margarets Road
Leamington Spa



Property Description

Three bedroom semi-detached family home sold with no chain and ideally situated close to local schools and amenities.

This home briefly comprises a welcoming entrance hallway, spacious living area and open plan kitchen/dining room with additional lean to/utility space. To the first floor there are three generously sized bedrooms and the family bathroom!

Externally you will find a well-maintained rear garden being mainly laid to lawn with a patio area. To the front there is a driveway providing parking for two cars side by side.

This would make an ideal choice as a starter home.

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 the driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. Comprising a radiator and doors to the lounge and kitchen.

Lounge

14' 3" max x 11' 1" max (4.34m max x 3.38m max)

Spacious, light and airy lounge. Having a radiator, a double glazed window to front elevation and a door to the dining room.

Dining Room

12' 6" max x 10' 9" max (3.81m max x 3.28m max)

Comprising laminate flooring, a vertical radiator, French doors to the garden and an archway leading to the kitchen.

Kitchen

11' 1" max x 9' 8" max (3.38m max x 2.95m 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 integrated electric oven, gas hob with cooker hood over, with space for a dish washer. Comprising a pantry cupboard, tiled flooring, a double glazed window to rear elevation and a door to the lean to/utility.

Lean To/Utility

Providing ample space for storage, with space for a washing machine and fridge/freezer, a double glazed window to rear elevation and a door to front elevation.

First Floor Landing

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

Bedroom One

13' 9" max x 11' 10" max (4.19m max x 3.61m max)

Double bedroom benefitting from built-in storage, a radiator and a double glazed window to rear elevation.

Bedroom Two

11' 3" max x 10' 3" max (3.43m max x 3.12m max)

Double bedroom comprising built-in storage, a radiator and a double glazed window to front elevation.

Bedroom Three

9' 5" max x 7' 4" max (2.87m max x 2.24m max)

Having storage over the stair bulkhead, 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 a low level W/C. Having partly tiled walls, laminate flooring, a heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Well maintained two tier garden. Comprising a patio/seating area with steps up to the lawn area. The garden is fence enclosed and can be accessed via the dining room and the lean to/utility.

Parking

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

Agent's Note

The property is of non-standard construction. Please contact the branch for further information. We would advise potential buyers 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

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EPC Rating: D

Tenure: Freehold

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