



Connells

Montrose Avenue
Leamington Spa



Property Description

Three bedroom semi-detached family home set in a popular and desirable location in North Leamington Spa being sold with NO CHAIN.

Ideally positioned within a generous plot and with schools nearby, this would make a great choice for a family and is perfect to put your own stamp on.

Briefly comprising a welcoming entrance hallway with a spacious bay-fronted lounge/dining room, separate kitchen with access to the garage/lean to. To the first floor there are three generously sized bedrooms and the family bathroom. Externally is a generous private rear garden and driveway!

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 Porch

With a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising a double glazed window to front elevation, a radiator and doors to the lounge/dining room and the kitchen.

Lounge/Dining Room

25' 1" x 12' (7.65m x 3.66m)

Spacious, light and airy dual aspect lounge/dining room having an electric feature fire place, two radiators, a hatch to the kitchen and a double glazed bay window to front elevation and a double glazed window to rear elevation.

Kitchen

9' x 8' 1" (2.74m x 2.46m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is space for appliances and comprising a double glazed window to rear elevation and a door to the car port.

First Floor Landing

The stairs lead from the hallway. There is access to the generously sized loft which is boarded, a built-in airing cupboard and doors to all bedrooms and the family bathroom.

Bedroom One

12' 1" x 11' (3.68m x 3.35m)

Double bedroom having built-in wardrobes, a radiator and a double glazed window to rear elevation.

Bedroom Two

13' 3" into bay x 9' (4.04m into bay x 2.74m)

Bay-fronted double bedroom comprising a radiator, built-in wardrobes and a double glazed bay window to front elevation.

Bedroom Three

Benefitting from storage over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

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

Outside

Front Of The Property

Front garden with a driveway providing off road parking.

Rear Garden

South-facing garden being partly laid lawn and fence enclosed. Comprising mature trees and shrubs, a patio area and a pond.

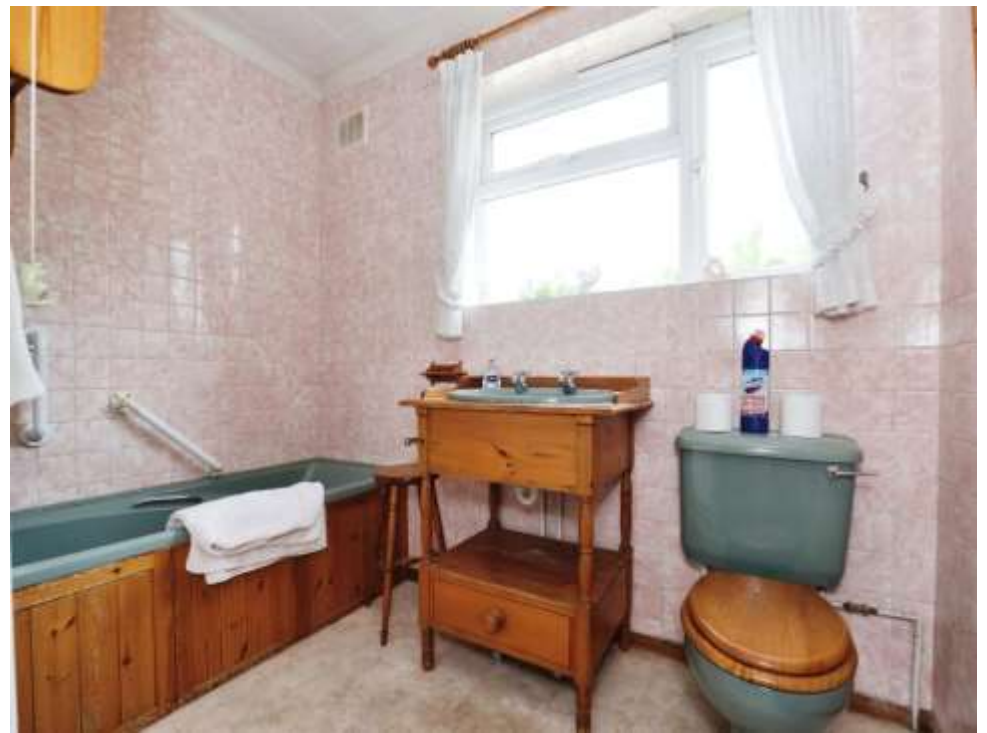
Garage

Having power and light.

Workshop

Workshop to rear of property.









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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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313003



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