



Connells

New Street
Cubbington Leamington Spa



Property Description

Located in the sought after village location of Cublington is this spacious DETACHED BUNGALOW available for sale with NO CHAIN.

Offering light and airy living accommodation throughout and briefly comprising; welcoming entrance hallway, extended lounge/dining room, kitchen with utility area, two double bedrooms and a modern shower room.

Externally there is a low maintenance rear garden, a driveway providing off road parking for several cars and a garage.

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

Comprising double glazed windows to front and side elevations and a door to;

Entrance Hallway

Welcoming entrance hallway comprising two storage cupboards one of which houses the central heating boiler, a loft hatch and a radiator. With doors to both bedrooms, the lounge and shower room.

Lounge

13' 5" x 12' 4" (4.09m x 3.76m)

Light and airy lounge comprising a storage cupboard, television point, a radiator, a double glazed window to rear elevation and

an archway to the dining room.

Dining Room

Irregular Shaped Room 16' max x 12' 2" max (4.88m max x 3.71m)

Generously sized dual aspect dining room comprising a radiator and double glazed windows to front and rear elevations.

Kitchen

7' 4" x 12' 6" (2.24m x 3.81m)

Fitted with wall and base units with complimentary work surfaces over with tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is space for a free standing cooker, space for a washing machine and space for an under counter fridge. Having a radiator, double glazed window to rear elevation and a door to the utility.

Utility Area

11' 4" x 3' 5" (3.45m x 1.04m)

Fitted with base units with work surfaces over, space for an under counter freezer, space for a tumble dryer, tiled flooring, two double glazed windows to side elevation and a door to the garden.

Bedroom One

11' 7" x 10' 4" (3.53m x 3.15m)

Double bedroom comprising two radiators and two double glazed windows to front elevation.

Bedroom Two

9' 2" x 9' 9" (2.79m x 2.97m)

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

Shower Room

Fitted with a modern white three piece suite, comprising a wash hand basin with vanity unit, corner shower cubicle with drencher shower, low level WC, fully tiled walls, tiled flooring, ceiling spotlights, heated towel rail and a double glazed window to side elevation.

Outside

Front Garden

Attractive fore-garden being laid to lawn with planted borders.

Rear Garden

Tiered rear garden being mainly laid to lawn with mature planted borders, a patio area and rear access to the garage.

Parking

Driveway providing off road parking for three cars.

Garage

17' 1" x 8' 7" (5.21m x 2.62m)

Single detached garage comprising a double glazed window to rear elevation, power and light and an up and over door. There is a parking area available in front of the garage.

Agent's Note

We have been advised by our sellers that the property has had a single storey extension to the side. Connells advise we have not seen the related planning permission certificates pertaining to the extension and would advise potential buyers to make their own enquiries with their conveyancer.









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA313237



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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