



Connells

Ledbrook Road
Leamington Spa



Property Description

One bedroom end of terrace situated in Cubbington Village being sold with no onward chain! In need of modernisation, this would make an excellent first time buy or investment opportunity!

Briefly comprising an open plan lounge/dining room and separate kitchen. To the first floor there is the family bathroom and the main bedroom. Externally is a small courtyard garden to the rear and opposite the property there is a single garage with parking available in front.

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.

Entrance

With a door leading into the lounge.

Lounge

18' 5" max x 12' 1" max (5.61m max x 3.68m max)

Spacious lounge having stairs rising to the first floor and an under stairs storage cupboard. There is a feature fire place, solid wood flooring, a radiator, a window to front elevation and a door to the kitchen.

Kitchen

12' 6" x 7' 8" (3.81m x 2.34m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an electric oven and a gas hob, with space for a washing machine and a fridge/freezer. Comprising tiled flooring, a radiator and a door to rear.

First Floor Landing

The stairs lead from the lounge. Comprising solid wood flooring and doors to the bedroom and bathroom.

Bedroom

11' 8" x 12' 6" max (3.56m x 3.81m max)

Double bedroom having solid wood flooring, a radiator, a window to front elevation and loft access.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with electric shower over, low level W/C, partly tiled walls, solid wood flooring, a radiator, a window to rear elevation and a cupboard housing the central heating boiler.

Rear Garden

Low maintenance courtyard garden being fence enclosed.

Parking

One space situated in front of the single garage across the road from the property.

Garage

Our seller has advised there is a single garage situated across the road from the property.

Connells advised an internal inspection of the garage is yet to be carried out.





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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Tenure: Freehold



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