



Connells

Shrubland Street
Leamington Spa



Property Description

Three bedroom, three storey, terraced property situated within easy access of the train station, town centre, local amenities and schools.

In need of modernisation this property whilst offering excellent potential, this would make an ideal investment opportunity or first time buy.

On the ground floor is two storage cupboards, a downstairs W/C, bedroom three/study room and a door to the garden. To the first floor there is the living room, dining room and kitchen whilst on the second floor there are a further two bedrooms and the family bathroom. Externally the property benefits from a single garage with an up and over door with parking for one car in front.

This property is being sold with no onward chain.

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

With stairs rising to the first floor, a radiator, two built-in storage cupboards, an additional cupboard housing the central heating boiler. There are doors leading to the downstairs W/C and study/bedroom 3.

Downstairs W/C

Fitted with a wash hand basin, low level W/C and a double glazed window to rear elevation.

Study/Bedroom Three

11' 7" max x 8' 3" max (3.53m max x 2.51m max)

Comprising a radiator and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway with a radiator, a double glazed window to front elevation and doors to the kitchen and dining room. With stairs rising to the second floor.

Kitchen

9' 1" max x 8' 4" max (2.77m max x 2.54m max)

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

Lounge

11' 7" max x 11' 4" max (3.53m max x 3.45m max)

Spacious lounge comprising a radiator and a double glazed window to front elevation.

Dining Room

11' 8" max x 8' 6" max (3.56m max x 2.59m max)

Comprising a radiator and a door leading to the balcony.

Second Floor Landing

Comprising a double glazed window to front elevation, access to the loft via a hatch, a built-in storage cupboard and an additional cupboard housing the hot water tank. There are doors to both bedrooms and the family bathroom.

Bedroom One

11' 8" max x 8' 5" max (3.56m max x 2.57m max)

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

Bedroom Two

11' 8" max x 9' 1" max (3.56m max x 2.77m max)

Double bedroom having a radiator, additional electric radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath and low level W/C. There are partly tiled walls and a double

glazed window to front elevation.

Outside

Rear Garden

Garden to rear accessed via the hallway.

Parking

Driveway to front providing parking for one car.

Garage

Single garage with an up and over door.





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: E

view this property online connells.co.uk/Property/SPA313273

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA313273 - 0008