



Connells

Kelvin Road
Leamington Spa



Property Description

A sizeable four bedroom semi-detached family home set over three floors and positioned in the desirable area of North Leamington, close to excellent schools and with local amenities just a short walk away.

This impressive home would make an ideal choice for a family and has been thoughtfully extended by the current owner, creating an additional living/bedroom space.

Briefly comprising a welcoming entrance hallway, downstairs W/C, bright and airy lounge, separate dining room, additional reception room, a conservatory and spacious kitchen. To the first floor there are three sized bedrooms and the main family bathroom and stairs leading to the loft conversion creating the fourth bedroom.

Externally this property benefits from a beautifully maintained rear garden ideal for young children or keen gardeners! There is a single garage with an up and over door as well as a driveway providing off road parking for several cars.

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

Access via the driveway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With doors to the downstairs W/C, lounge and kitchen.

Downstairs Cloakroom

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

Lounge

15' 1" max x 11' 10" max (4.60m max x 3.61m max)

Spacious, light and airy lounge having a feature fire place, a double glazed window to front elevation and access to the dining room.

Dining Room

9' 10" max x 9' 9" max (3.00m max x 2.97m max)

Comprising a radiator and doors to the kitchen and additional reception room.

Reception Room

10' 2" max x 9' 7" max (3.10m max x 2.92m max)

Comprising a radiator, laminate flooring, a double glazed window to side elevation and French doors to the conservatory.

Conservatory

10' 2" max x 9' 5" max (3.10m max x 2.87m max)

Having UPVC construction and comprising laminate flooring and a door leading to the rear garden.

Kitchen

14' 6" max x 14' 6" (4.42m max x 4.42m)

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 double electric oven, gas hob with cooker hood over and having space for a washing machine, space for a dishwasher and space for under counter fridge and under counter freezer. Comprising tiled flooring, ceiling spotlights, double glazed windows to side and rear elevations and a door leading to the garden.

First Floor Landing

The stairs lead from the hallway, with doors to bedrooms one and two as well as the main family bathroom. There is a door leading to bedroom three, with stairs rising to the second floor.

Bedroom One

15' 1" max x 10' 10" max (4.60m max x 3.30m max)

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

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

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

Bedroom Three

8' 5" max x 6' 7" max (2.57m max x 2.01m max)

Comprising 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, vinyl flooring, an extractor fan and a double glazed window to rear elevation.

Second Floor

Bedroom Four

13' 9" max with RHH x 12' 6" with RHH (4.19m max with RHH x 3.81m with RHH)

With restricted head height and benefitting from storage into the eaves, a radiator, double glazed windows to side and rear elevation, with a dormer window to front elevation.

Rear Garden

Well-maintained and good size fence enclosed garden, accessed via the kitchen and conservatory. There is a decking/seating area with steps down to the lawn area and planted borders.

Parking

Driveway to the front providing off road parking for several cars.

Garage

We understand from our sellers it is a single garage. Connells have not carried out an internal inspection of the garage and advise potential buyers to make their own queries to satisfy themselves.









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

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Property Ref: SPA313127 - 0008