



Connells

Morton Street
Leamington Spa



Property Description

This charming terraced house is positioned in the heart of Leamington Spa town centre and boasts two generously sized double bedrooms, perfect for a family or first time buyers.

The lounge is bathed in natural light, creating a warm and inviting atmosphere for relaxation and entertainment. The separate dining area offers a distinct space for enjoying meals and hosting gatherings with a separate Kitchen to the rear. There are two double bedrooms and the family bathroom positioned on the first floor. Finally, the private courtyard garden offers a tranquil outdoor retreat, ideal for enjoying the fresh air and greenery in the heart of Royal Leamington Spa town centre.

Leamington town centre is a charming area with a mix of historic architecture and modern amenities. You'll find lovely Georgian and Edwardian buildings, boutique shops, cozy cafes, and beautiful gardens like Jephson Gardens. It's a vibrant place where you can enjoy a leisurely stroll, shop, dine, or simply relax in the green spaces!

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 Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, tiled flooring and doors to the lounge and the dining room.

Lounge

10' 5" max x 10' 3" max (3.17m max x 3.12m max)

Light and airy lounge having a radiator, a log burning stove and a double glazed window to front elevation.

Dining Room

10' 2" max x 9' 8" max (3.10m max x 2.95m max)

Having a built-in storage cupboard as well as a very useful under stairs storage cupboard, a radiator, tiled flooring, a double glazed window to rear elevation and a door to the inner hallway.

Inner Hallway

Comprising a generously sized built-in cupboard perfect for storage, access to the kitchen and door to side elevation to access the garden.

Kitchen

8' 9" min x 7' 1" max (2.67m min x 2.16m max)

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 electric oven, induction hob with cooker hood over and space for a washing machine and space for a fridge/freezer. Comprising built-in storage, tiled flooring, a radiator, a double glazed window to side elevation.

First Floor Landing

The stairs lead from the hallway, comprising a radiator, solid wood flooring, loft access, a double glazed window to side elevation and doors to both bedrooms and the family bathroom.

Bedroom One

13' 6" max x 10' 5" max (4.11m max x 3.17m max)

Double bedroom benefitting from ample natural light and a pleasant outlook. Comprising a feature fire place, a radiator and a double glazed window to front elevation.

Bedroom Two

10' 2" max x 8' 1" max (3.10m max x 2.46m max)

Double bedroom with a feature fire place, a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite comprising a wash hand basin, bath with shower over, low level W/C, partly tiled walls, vinyl flooring and a radiator. Having a double glazed window to rear and a velux window which provide an abundance of natural light.

Outside

Rear Garden

Private, low maintenance courtyard garden being laid to patio and comprising planted borders, a shed, an outdoor W/C and gated rear access. The garden benefits from ample sunlight and is a great space for outdoor retreat.

Parking

On street permit parking.









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: D

Tenure: Freehold

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