



**Connells**  
01928 881 441  
**FOR SALE**

**Connells**

Nevill Close  
Leamington Spa





## Property Description

Four bedroom semi-detached family home situated in an ideal location close to the train station, schools & local amenities. The property is in need of some modernisation whilst offering excellent potential and would make an ideal investment opportunity or first time buy!

In brief this home comprises; ground floor with welcoming entrance hallway, spacious lounge, separate dining room, kitchen with utility as well as a fourth bedroom with an en-suite wet room.

The first floor comprises three generously sized bedrooms and the family bathroom.

Externally the property benefits from a great size garden, being mainly laid to lawn and patio.

This property is being sold with No Chain and viewing is essential.

## 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 pathway leading to the front door.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and under stairs storage. Comprising a radiator and doors to the lounge and the kitchen.

## Lounge

14' 5" x 11' 5" ( 4.39m x 3.48m )

Spacious, light and airy lounge comprising a radiator, a double glazed window to front elevation and an archway to the dining room.

## Dining Room

9' 9" min x 7' 6" ( 2.97m min x 2.29m )

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

## Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit and space for appliances. Housing the wall-mounted boiler and benefitting from a pantry cupboard, a radiator, laminate flooring, a double glazed window to rear elevation and a door to the utility.

## Utility

9' x 9' 3" ( 2.74m x 2.82m )

Providing space for a washing machine and comprising a radiator and laminate flooring. With doors leading to storage room, bedroom four and to front and side elevations.

## Bedroom Four

9' 10" x 7' 2" ( 3.00m x 2.18m )

Double bedroom having a radiator, a double glazed window to front and a door to;

## Wet Room

Fitted with a wash hand basin, electric shower and low level W/C. Having partly tiled walls, laminate or vinyl flooring and a radiator.

## First Floor Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the loft and doors to bedrooms one, two and three as well as the family bathroom.

## Bedroom One

12' 5" x 10' 1" ( 3.78m x 3.07m )

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

## Bedroom Two

13' 7" x 10' 4" ( 4.14m x 3.15m )

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

## Bedroom Three

10' 1" x 9' 1" ( 3.07m x 2.77m )

Double bedroom comprising 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, tiled flooring and a double glazed window to front elevation.

## Outside

### Rear Garden

Good size, private garden, being mainly laid to lawn and fence enclosed. Having a patio area, a shed and gated access to the front of the property.

### Parking

On street parking to the front of the property.

### Agent's Note

Connells advised this property has been extended. It is a historic extension carried out prior to the current seller's ownership. We advise potential buyers should make further enquiries and satisfy themselves with regards to this with their conveyancers.















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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: Awaited**

**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.

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