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Hornbeam Grove  
Leamington Spa



### Property Description

An excellent opportunity to purchase a great family home within a sought after area of Leamington.

The property is situated within walking distance to Leamington Town Centre and is ideally positioned for local amenities, including primary and secondary schools, Asda supermarket, a doctors surgery and community centre.

This property is being sold with NO ONWARD CHAIN.

The property, which offers well-proportioned living space set over two levels, has been partly refurbished by the current owners however needs slight modernisation.

The accommodation comprises in brief spacious living room, generously sized kitchen, three generously sized bedrooms and the family bathroom. Benefitting from a good size garden.

### 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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 a paved pathway with fore garden.

### Entrance Porch

Comprising a door to the;

## Entrance Hallway

Welcoming entrance hallway comprising a radiator, doors to all rooms and stairs rising to the first floor.

## Lounge

14' 10" x 11' 2" ( 4.52m x 3.40m )

Spacious, bright and airy living room with laminate flooring, a radiator and a double glazed window to front elevation.

## Kitchen/Diner

19' 4" x 9' 9" ( 5.89m x 2.97m )

Fitted with wall and base units with complimentary laminate surfaces and tiling to the splash back areas. Incorporating a gas and oven hob with an extractor fan, laminate flooring, space for a fridge freezer, spotlights and a door to the rear garden.

## First Floor

### Landing

The stairs lead from the hallway, comprising loft access which is insulated and a storage cupboard with a water tank.

### Bedroom One

12' 7" max x 11' 4" ( 3.84m max x 3.45m )

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

### Bedroom Two

12' 6" max x 11' 4" max ( 3.81m max x 3.45m max )

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

### Bedroom Three

10' 2" x 7' 9" ( 3.10m x 2.36m )

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

### Bathroom

Fitted with a three piece suite, comprising a low level W/C, a wash hand basin, partly tiled walls, tiled flooring, laminate surfaces and a double glazed window to the side.

### Outside

#### Rear Garden

Being mainly laid to lawn with a gate leading to the parking space at the back.





To view this property please contact Connells on

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**EPC Rating: Awaited**

Tenure: Freehold

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Property Ref: SPA311409 - 0001