



Connells

Greville Smith Avenue
Whitnash Leamington Spa



Property Description

Excellent opportunity to acquire this spacious semi-detached bungalow ideally located in Whitnash within walking distance of local amenities. In need of modernisation the property briefly comprises entrance hallway, lounge dining room, kitchen, conservatory, two bedrooms and a shower room.

Externally the property benefits from a driveway, garage and rear garden. This property is being sold with no chain and must be viewed.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

The property is set back from the road behind the driveway.

Entrance Hallway

Having a double glazed window to side elevation with doors to the lounge, both bedrooms and the shower room.

Lounge

11' 11" max x 19' 11" (3.63m max x 6.07m)

Spacious, light and airy lounge having a gas feature fire place, two storage heaters, sliding patio doors leading to the conservatory and a door to the kitchen.

Kitchen

5' 9" x 9' 5" (1.75m x 2.87m)

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. There is an eye-level electric oven, electric hob with cooker hood over, an integrated dishwasher. Having a double glazed window to side elevation.

Conservatory

17' 7" x 9' 5" (5.36m x 2.87m)

UPVC construction with sliding doors to side and rear elevations.

Bedroom One

7' 11" to wardrobes x 13' 1" (2.41m to wardrobes x 3.99m)

Generously sized double bedroom having a storage heater, fitted wardrobes and a double glazed window to front elevation.

Bedroom Two

9' 11" x 8' 1" (3.02m x 2.46m)

Double bedroom having a storage heater and a double glazed window to front elevation.

Shower Room

Fitted with a three piece suite, comprising a wash hand basin with vanity unit, walk-in double shower, low level W/C, fully tiled walls and a double glazed window to side elevation.

Rear Garden

Access via the Conservatory. Connells advise we have been unable to fully inspect the garden.

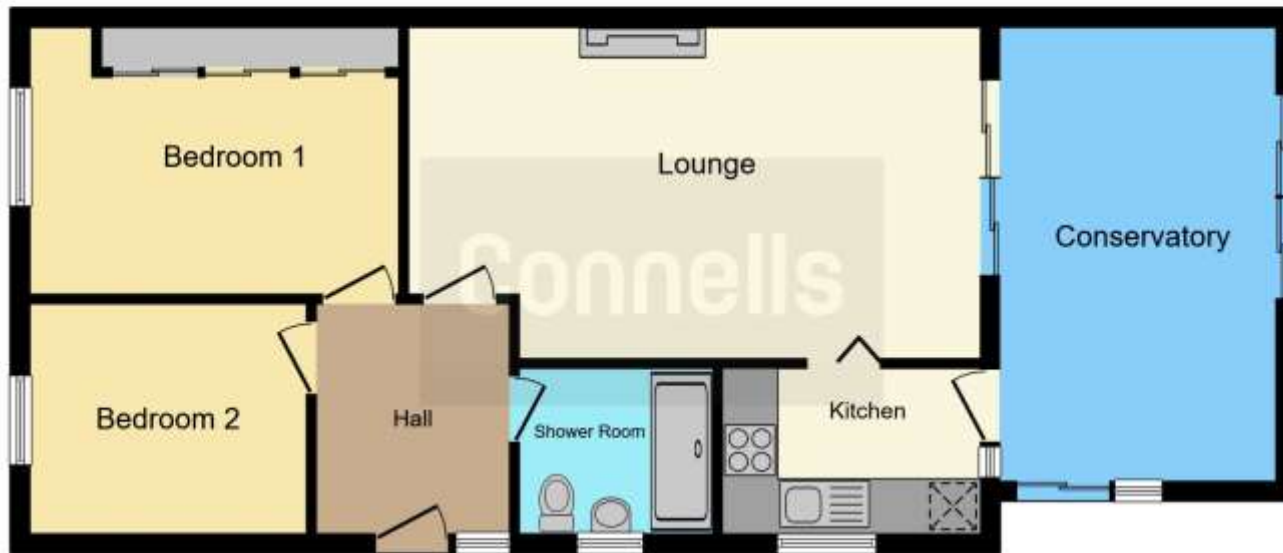
Driveway

Garage

Connells advise an internal inspection of the garage is yet to be carried out.

Comprising 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

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EPC Rating: E

view this property online connells.co.uk/Property/SPA313629

Tenure: Freehold



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