



Connells

Northway
Leamington Spa



Property Description

This fantastic renovation opportunity, located close to Leamington Centre and Train Station is available for sale with no chain. The property benefits from two reception rooms, a kitchen and a utility area, three bedrooms and a wet room. The garden is of generous proportions and has a garage to the rear.

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

Via fore garden.

Entrance Hallway

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

Lounge

12' 6" max into bay x 10' 5" (3.81m max into bay x 3.17m)
Light and airy bay-fronted lounge with an archway to the dining room.

Dining Room

10' 4" max x 10' 9" (3.15m max x 3.28m)
Comprising a radiator and a double glazed window to rear elevation.

Kitchen

10' 6" x 5' 4" (3.20m x 1.63m)
Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Providing space for appliances and comprising a radiator.

Utility Area/Lean To

17' 1" x 5' 7" (5.21m x 1.70m)
Providing space for a washing machine and comprising a radiator, double glazed windows to side and rear elevations and a door to rear.

First Floor Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, loft access and doors to all bedrooms and the wet room.

Bedroom One

13' 1" max into bay x 8' 8" (3.99m max into bay x 2.64m)

Generously size bay-fronted master bedroom comprising built-in wardrobes and a radiator.

Bedroom Two

10' 9" x 9' 1" up to wardrobes (3.28m x 2.77m up to wardrobes)

Double bedroom having built-in cupboards and a double glazed window to rear elevation.

Bedroom Three

7' 1" x 6' (2.16m x 1.83m)

Comprising a radiator and a double glazed window to front elevation,

Wet Room

Fitted with a three piece suite, having a wash hand basin, electric shower and low level W/C. Comprising an airing cupboard, chrome heated towel rail and a double glazed window to rear elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn. The garden currently is not fence enclosed. A fence could be erected on provision that the driveway remains accessible within the neighbouring property.

Parking

Off street parking available to the rear via shared driveway from the front of the property.

Garage

Single garage accessed via shared driveway. Connells advise an internal inspection of the garage has not yet been carried out.

Agent's Note

Our sellers advise a signed deed of easement is available and pertains to the shared access mentioned relating to the parking and garden

of the property. Further details are available upon request.





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: Awaited

view this property online connells.co.uk/Property/SPA313740

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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