



Vicarage Lane Harbury Leamington Spa CV33 9HA

for sale guide price
£490,000



Property Description

A rare chance to acquire a beautiful detached bungalow set within a generous plot. Occupying a highly sought after and convenient location in Harbury and within easy reach of local amenities. This attractive detached bungalow offers a wealth of generous accommodation beginning with a welcoming entrance hallway, a generous living room, separate dining room, sun room and a dining kitchen. There is a cloakroom, family bathroom and four bedrooms.

Externally the property is set back from the road behind the driveway and boasts a well maintained and excellent size rear garden and double garage.

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 driveway.

Entrance Hallway

Comprising laminate flooring, double glazed window and door to side elevation and a jack and Jill storage cupboard housing the gas central heating boiler. With a door to the kitchen/diner and access to the dining room.

Kitchen

17' 3" x 14' 2" (5.26m x 4.32m)

Fitted with a range of wall and base units with work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Integrated appliances include; an eye-level, double electric oven and electric hob with cooker hood over, with space for a washing machine and space for a dishwasher. Comprising a radiator, vinyl flooring and a storage cupboard housing the gas central heating boiler. With a door to the Lean To.

Lean To

14' 2" x 4' 9" (4.32m x 1.45m)

Access via the kitchen and front driveway.
With doors to the outside W/c and the garage.

Dining Room

21' 3" x 8' 1" (6.48m x 2.46m)

Having laminate flooring, a double glazed window to front elevation and an archway to the lounge.

Lounge

24' 9" x 13' 3" (7.54m x 4.04m)

Generously sized light and airy lounge.
Having an electric storage heater, a double glazed window to rear elevation, a window to side elevation and doors to the Sun Room and inner hallway.

Sun Room

13' 1" x 6' 2" (3.99m x 1.88m)

Having French doors and double glazed windows to side elevation. With a door to Bedroom four.

Bedroom Four

10' 1" x 9' 4" (3.07m x 2.84m)

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

Inner Hallway

Having a built-in storage cupboard and doors to bedrooms one, two and three as well as the family bathroom.

Bedroom One

13' 7" x 10' 1" (4.14m x 3.07m)

Double bedroom with a double built-in wardrobes, a radiator and a window to side

elevation.

Bedroom Two

11' 1" x 10' 6" (3.38m x 3.20m)

Double bedroom having a radiator, a double glazed window to rear elevation and a window to side elevation.

Bedroom Three

9' 9" x 8' 5" (2.97m x 2.57m)

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

Bathroom

Fitted with a four piece suite comprising a wash hand basin, bath with separate shower cubicle and a low level W/c. Having laminate flooring, a heated towel rail, an electric storage heater and a double glazed window to front elevation.

Outside

Front Of The Property

There is a generous driveway providing off road parking for multiple cars.

Garden

Mature, wrap around garden being mainly laid to lawn and fence enclosed. Having shrubs, mature trees, a large brick built shed and gated side access.

Garage

14' 8" x 15' 5" (4.47m x 4.70m)

Double garage with a sliding 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: D

Tenure: Freehold

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