



Connells

Shrubland Street
Leamington Spa

Shrubland Street Leamington Spa CV31 2AR

for sale guide price
£300,000



Property Description

Two double bedroom property, each bedroom with its own en-suite private bathroom.

Featuring a larger than average open plan lounge/kitchen/dining space with integrated appliances.

Originally built in 1911 as a bakery, this Edwardian building has been tastefully converted into one of four contemporarily designed 3-storey town houses, completed in 2019, this property is immaculately presented. Featuring a walled garden space

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 gate leading to the front door.

Entrance Hallway

With stairs rising to the first floor, laminate flooring and a door to the open plan lounge/kitchen/diner.

Open Lounge/Kitchen/Diner Plan

20' 1" x 12' 8" (6.12m x 3.86m)

Dual aspect living having two double glazed sliding sash timber windows, laminate flooring with under floor heating.

The modern kitchen is fitted with white high gloss wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include; an AEG electric double oven, Siemens five ring induction hob with extractor fan over the central island unit, AEG combination oven / microwave, Samsung fridge/freezer, AEG dishwasher and AEG washer/dryer. The gas central heating boiler being housed within the corner cupboard space.

First Floor Landing

The stairs lead from the hallway with a door to bedroom one and Jack and Jill bathroom. With stairs rising to the second floor.

Bedroom Two

15' 9" x 15' 8" (4.80m x 4.78m)

Generously sized dual aspect double bedroom. Benefitting from fitted wardrobes, over head storage, a radiator and a door to;

Jack and Jill bathroom

Three piece suite, fitted with a wash hand basin with vanity unit, P-shaped bath with Triton thermostatic rain shower over and a low level W/C. Having a chrome heated towel rail and a single timber double glazed sliding sash window to side elevation.

Second Floor Landing

Having a skylight and a door leading to;

Bedroom One

15' 10" x 13' 3" (4.83m x 4.04m)

Generously sized dual aspect, double bedroom. featuring fitted wardrobes and drawers, a radiator, a single timber double glazed window to front elevation, two dormer windows to side elevation and a door to;

En-Suite Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, double shower with Triton electric shower and low level W/C. With a chrome heated towel rail.

Parking

On street parking available opposite the property on a first come, first serve basis.

Agent's Note

The property is currently tenanted with a monthly rental income of £1,600. The current tenant is on a rolling six week contract.





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: B

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Tenure: Freehold



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