



Connells

Cowdray Close
Leamington Spa

Cowdray Close Leamington Spa CV31 1LB

for sale guide price
£300,000



Property Description

A rare opportunity to acquire a detached three bedroom home set within a substantial plot which wraps around the front, rear and both sides of the property. The property offers incredible scope for development, subject to planning.

The property is positioned very close to Radford Road which is a stones throw away from Newbold Comyn. The property is conveniently located between Leamington Town and Sydenham meaning there are lots of local amenities surrounding either in walking distance or a very short drive. St. Anthony's Catholic Primary School is located at the end of the road from the property and Campion School is a short distance up the Sydenham Drive.

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.

Entrance Porch

Door to side with a door leading to;

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and understairs storage space. Having a radiator, a double glazed window to side elevation and doors to the lounge and kitchen.

Lounge

15' 6" x 12' 9" max (4.72m x 3.89m max)

Spacious, light and airy lounge having an electric fire place, two radiators and access to the dining room.

Dining Room

11' 4" x 8' 10" (3.45m x 2.69m)

Having a double glazed window to side elevation and sliding patio doors leading to the Conservatory.

Conservatory

10' 4" x 9' 11" (3.15m x 3.02m)

Comprising a radiator, a double glazed window to side elevation and sliding patio doors leading to the garden.

Kitchen

10' 6" x 7' 9" (3.20m x 2.36m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an electric oven, electric hob with cooker hood over and an integrated fridge/freezer. Housing the central heating boiler and comprising tiled flooring, a double glazed window to side elevation and a door to;

Utility Room

9' 3" x 9' (2.82m x 2.74m)

Fitted with base units, incorporating a sink and drainer unit and providing space and plumbing for a washing machine. Comprising tiled flooring.

First Floor Landing

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

Bedroom One

13' 1" x 11' 3" (3.99m x 3.43m)

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

Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

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

Bedroom Three

8' 3" x 8' 1" max (2.51m x 2.46m max)

Having fitted wardrobes 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 shower with electric shower and a low level W/C, Having fully tiled walls, tiled flooring, an airing cupboard and a double glazed window to rear elevation.

Loft

Accessed from the landing via a ladder. Being boarded and housing the hot water tank.

Rear Garden

Generously sized and beautifully maintained garden being mainly laid to lawn and fence enclosed. Comprising a patio area.

Outbuilding 1

8' 9" x 7' 3" (2.67m x 2.21m)

Outbuilding 2

14' 2" x 8' 1" (4.32m x 2.46m)

Having a pedestrian door.

Garage

22' 5" x 9' 7" (6.83m x 2.92m)

With double doors.









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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

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