





Property Description

Being sold with no chain! Three bedroom semi-detached family home situated within walking distance to Leamington Spa Town centre as well as being within easy reach of local shops such as ASDA superstore & petrol station. Offering spacious living accommodation and potential for improvement.

Briefly comprising a welcoming entrance hallway with doors leading to the living room, bedroom three or potential study room, the downstairs bathroom and separate kitchen. There is a door from the kitchen to the rear garden which is of exceptional size and ideal for a family. Upstairs there are two very spacious bedrooms with ample storage.

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 pathway leading to the front door.

Entrance Hallway

With stairs rising to the first floor, a radiator, a window to side elevation and doors to the lounge, dining room, kitchen, bathroom and separate W/C.

Lounge

15' x 11' 9" (4.57m x 3.58m)

Spacious lounge having a gas feature fire

place, a radiator and a window to front elevation.

Dining Room

9' 8" x 6' 7" (2.95m x 2.01m)

Having a radiator and window to front elevation.

Kitchen

13' x 12' 5" max (3.96m x 3.78m max)

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. Providing space for a cooker and a washing machine, with an integrated fridge/freezer. Comprising tiled flooring, a radiator, a window and a door to rear elevation.

Bathroom

Fitted with a two piece suite, comprising a wash hand basin and a bath. Having fully tiled walls, tiled flooring and a window to side elevation.

Separate W/C

Fitted with a low level W/c, tiled flooring and a window to side elevation.

First Floor

Landing

The stairs lead from the hallway with doors to both bedrooms.

Bedroom One

15' x 11' 10" max (4.57m x 3.61m max)

Double bedroom having a window to front elevation.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Double bedroom having a window to rear elevation and a door to the attic/cupboard space.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed.

Parking

On street parking.

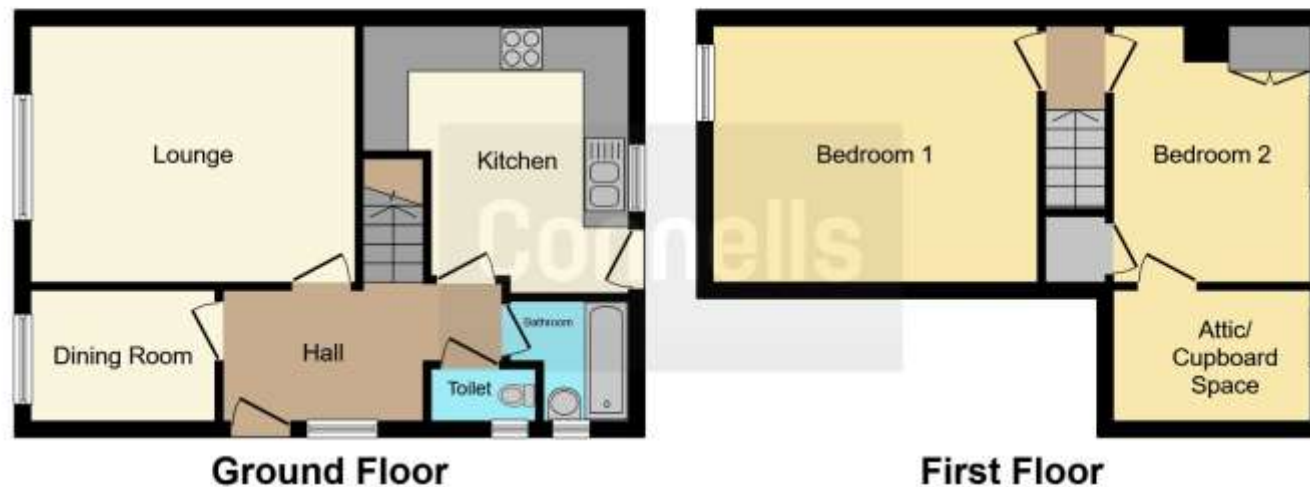
Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved









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

view this property online connells.co.uk/Property/SPA313676



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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