



**Connells**

Standlake Mews  
Leamington Spa

# Standlake Mews Leamington Spa CV31 1SZ

for sale guide price  
**£250,000**



## Property Description

Located within easy reach of the town centre, train station and local amenities this three bedroom terrace home is offered for sale with no onward chain. Offering spacious accommodation throughout beginning with welcoming entrance hallway, lounge dining room and kitchen. To the first floor there are three well proportioned bedrooms and the modern family bathroom.

Externally the property benefits from a garage and driveway as well as a lawned private rear garden.

## 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

The property is positioned within a quiet cul-de-sac and set back behind the driveway.

## Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors off to the kitchen and lounge diner.

## Lounge Diner

15' x 10' 4" ( 4.57m x 3.15m )  
Spacious lounge having a gas feature fire place and sliding patio doors leading to the garden.

## Kitchen

10' x 5' 11" ( 3.05m x 1.80m )  
Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Providing space for appliances and housing the central heating boiler. With a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway comprising loft access and doors to all bedrooms and the family bathroom.

### Bedroom One

15' 3" x 10' 4" max ( 4.65m x 3.15m max )

Double bedroom having a built-in cupboard, a radiator and a double glazed window to rear elevation.

### Bedroom Two

14' 9" x 8' 3" ( 4.50m x 2.51m )

Double bedroom having a built-in cupboard, a radiator and a double glazed window to rear elevation.

### Bedroom Three

6' 2" x 9' 11" ( 1.88m x 3.02m )

Having a radiator and a double glazed window to front elevation.

### Bathroom

Fitted with a white three piece suite, comprising a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

## Outside

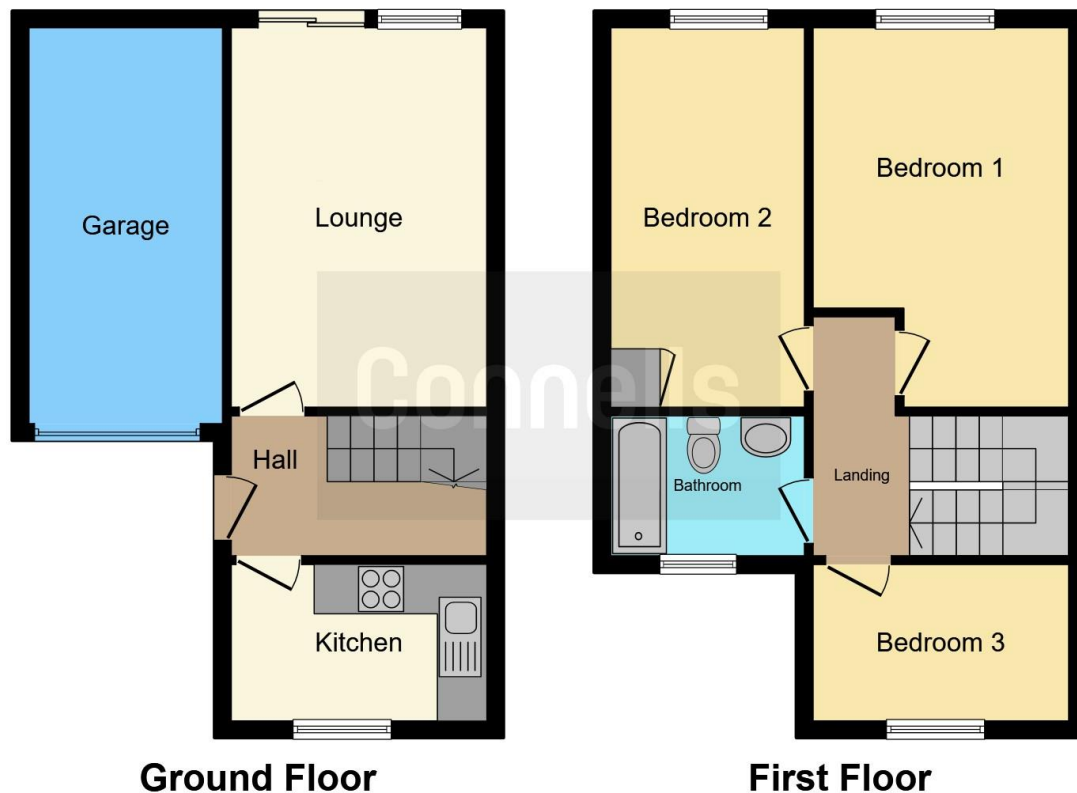
### Rear Garden

Good size rear garden being mainly laid to lawn and fence enclosed with a patio area.

### Parking

Driveway providing off road parking for one car.





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](http://www.focalagent.com)

To view this property please contact Connells on

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EPC Rating: D    Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/SPA313743](http://connells.co.uk/Property/SPA313743)**



Tenure: Freehold



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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