



Connells

Harvest Hill Close
Leamington Spa



Property Description

Upon entering, you are welcomed by an entrance hallway with doors leading to a spacious lounge, a separate dining room, and a fitted kitchen that offers a practical and functional layout for modern living.

Upstairs, the property boasts three good-sized bedrooms and a family bathroom, making it a comfortable and versatile home. There is parking for two cars to the rear of the property and a good size rear garden.

Offered to the market with no onward chain, this property is in good condition and presents a fantastic opportunity for those looking to put their own stamp on a well-located home within easy reach of local amenities, schools, and transport links.

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

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge and dining room.

Lounge

15' x 11' 7" (4.57m x 3.53m)

Spacious, light and airy lounge having a radiator, television point, fitted storage and a double glazed window to front elevation.

Dining Room

13' 9" x 7' 9" (4.19m x 2.36m)

Comprising laminate flooring, French doors leading to the garden and a door to the kitchen.

Kitchen

8' 1" x 9' 4" (2.46m x 2.84m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven and gas hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. With a double glazed

window and door to rear elevation.

First Floor

Landing

The stairs lead from the hallway. Having an airing cupboard and additional storage cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

12' 5" x 9' 2" (3.78m x 2.79m)

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

Bedroom Two

9' 2" x 10' 5" (2.79m x 3.17m)

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

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)

Comprising fitted wardrobes, a radiator and a double glazed window to rear elevation.

Bathroom

Fitted with a 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 heated towel rail and a double glazed window to front elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed. Comprising a patio area, gated rear access and a shed which was fitted in 2022.

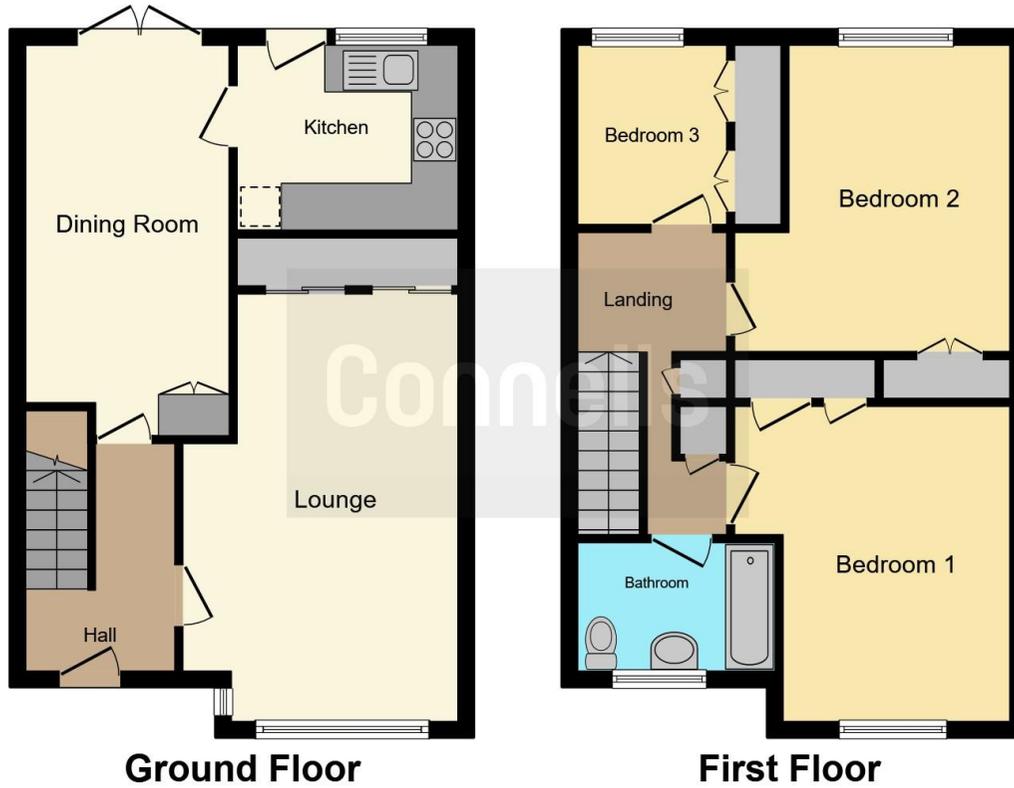
Parking

Parking for two cars to the rear of the property.

Agent's Note

We understand from our seller the Kitchen and Bathroom were re-fitted in 2015 whilst the windows and doors were re-fitted in 2007. The Worcester boiler was installed in 2017. The property benefits from gas central heating and double glazing.





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 Council Tax
 Band: C

view this property online connells.co.uk/Property/SPA313611

Tenure: Freehold



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