



Connells
connells.co.uk 01926 881 441
FOR SALE

Montrose Avenue Leamington Spa CV32 7DS

for sale guide price
£410,000



Property Description

Set back from the road, the property benefits from a generous driveway providing ample off-road parking and access to a single garage with an up-and-over door. Entry is via a porch leading into a welcoming hallway with a useful storage cupboard and stairs rising to the first floor.

The ground floor accommodation includes a bright lounge with a window to the front elevation, a separate dining room with sliding patio doors opening out to the rear garden, and a fitted kitchen with a side door and rear-facing window offering views of the garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom.

To the rear, the property boasts a great-sized garden mainly laid to lawn, with a paved patio area-perfect for outdoor dining or relaxing. Fence panels enclose the space for privacy, and a side gate provides convenient access back to the driveway and garage.

This property is offered with no onward chain and presents an ideal opportunity for buyers seeking a renovation project in a well-established location

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 driveway leading to the front door.

Entrance Porch

With a door leading to;

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor and an under stairs storage cupboard. With doors leading to the lounge, kitchen and dining room.

Lounge

Spacious, light and airy lounge having a radiator, television point, a gas feature fire place and a double glazed window to front elevation.

Dining Room

10' 9" x 13' 1" (3.28m x 3.99m)

Comprising a radiator and double glazed patio doors leading to the garden.

Kitchen

8' 8" x 11' (2.64m x 3.35m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Providing space for appliances and comprising a radiator and a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

12' 9" min x 11' 1" max (3.89m min x 3.38m max)

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

Bedroom Two

11' 1" x 13' 1" (3.38m x 3.99m)

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

Bedroom Three

10' 8" max x 8' 8" max (3.25m max x 2.64m max)

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

Outside

Rear Garden

Generously sized and beautifully presented garden, being mainly laid to lawn and fence enclosed. Comprising a patio area and side gate providing access to the driveway and garage.

Garage

With up and over door and lighting.

Parking

Driveway to the front of the property providing off road parking.

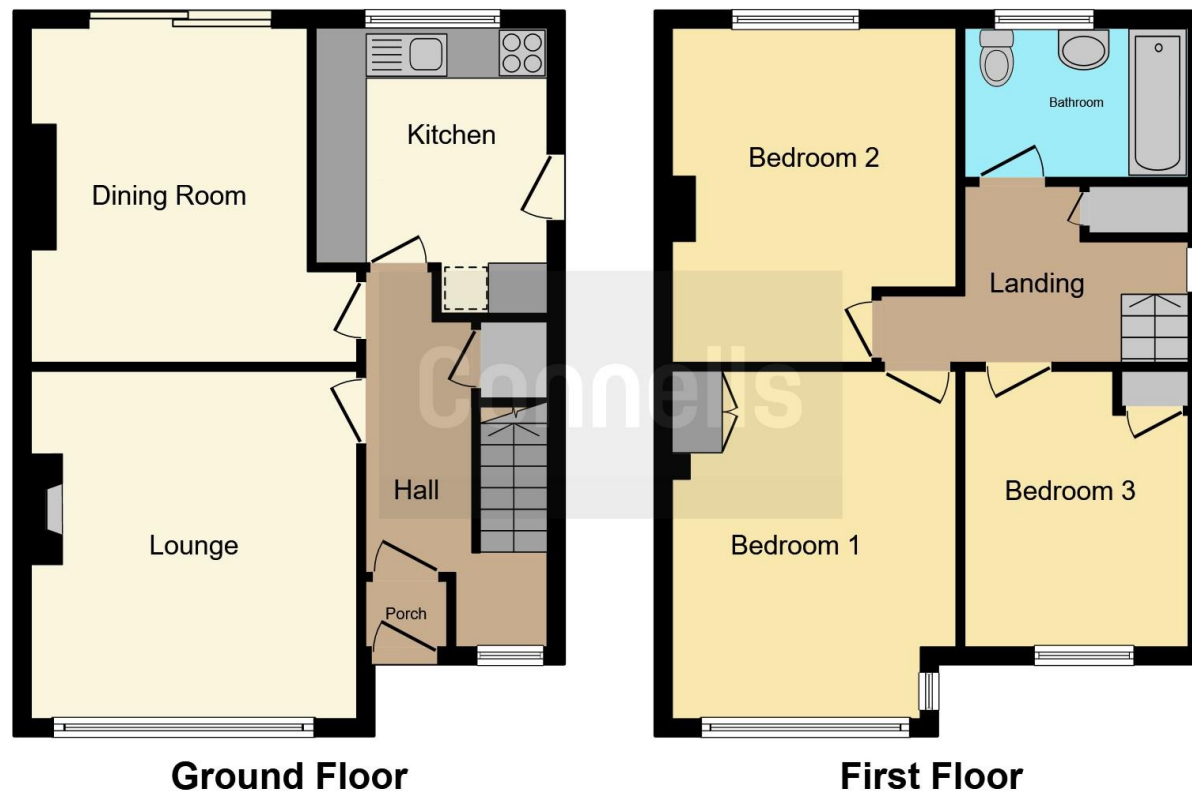
Agent's Note

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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 LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314296



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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