



Connells

Hornbeam Grove
Leamington Spa

Hornbeam Grove Leamington Spa CV31 1QX

for sale guide price
£200,000



Property Description

Located less than a mile from Leamington Spa's vibrant town centre and mainline train station, this well-proportioned three-bedroom end-of-terrace property offers a fantastic opportunity for families and buyers looking to add their own stamp to a home.

The accommodation is light and airy throughout and comprises a spacious lounge, a generous kitchen/diner space, ideal for family meals or entertaining, and a well-appointed family shower room. Upstairs, you'll find three good-sized bedrooms, offering plenty of space for growing families or home working.

While the property is in need of some modernisation, it offers great potential to create a stylish and comfortable home tailored to your taste.

Outside, the rear garden is a lovely mix of lawn and patio-perfect for relaxing or outdoor dining-and includes a gate providing direct access to a private parking space. To the front, the home is set back from the road behind a public footpath and an attractive green space, offering a pleasant outlook and added privacy.

A fantastic location, strong potential, and generous living space make this property one not to be missed.

This property is being sold as seen.

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 Hallway

Spacious entrance hallway with stairs rising to the first floor, a radiator and doors to the downstairs cloakroom, the lounge and the kitchen/diner.

Downstairs Cloakroom

Housing the central heating boiler and being fitted with a wash hand basin and a radiator.

Lounge

14' 9" x 11' 1" (4.50m x 3.38m)

Consisting of a radiator and a double glazed window to front elevation.

Kitchen/Diner

9' 8" x 19' 4" (2.95m x 5.89m)

Fitted with base units and laminate surfaces over. Providing space for appliances and comprising laminate flooring, ceiling spotlights, a double glazed window to rear elevation and two doors leading to the garden.

First Floor

Landing

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

Bedroom One

11' 4" max x 12' 6" max (3.45m max x 3.81m max)

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

Bedroom Two

12' 5" max x 11' 3" (3.78m max x 3.43m)

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

Bedroom Three

10' 10" x 7' 9" (3.30m x 2.36m)

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

Shower Room

Fitted with a three piece suite, to include; a low level W/C, a wash hand basin with vanity unit and double shower. Having fully tiled walls, a built-in storage cupboard and a double glazed window to the front.

Outside

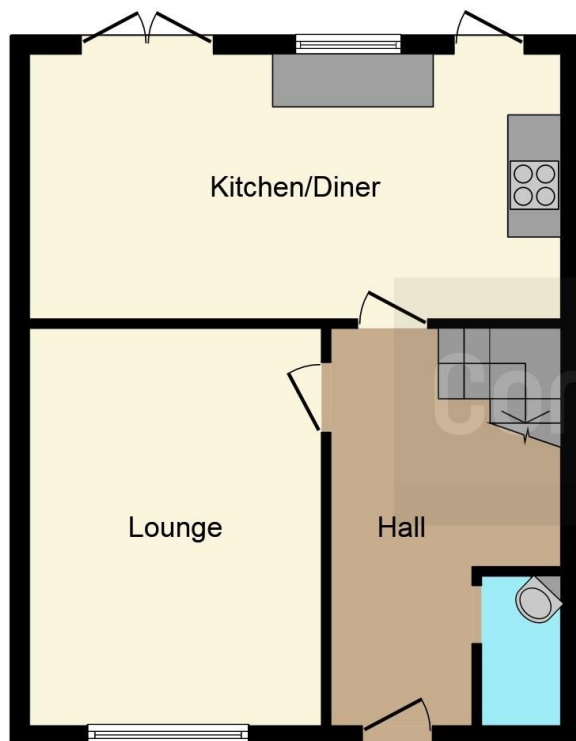
Rear Garden

Good size garden, being mainly laid to lawn and fence enclosed. Having gated rear access.

Parking

Parking space at the back of the property through the gate.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D Council Tax
 Band: C

view this property online [connells.co.uk/Property/SPA311397](https://www.connells.co.uk/Property/SPA311397)



Tenure: Freehold



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