



**Connells**

Price Road  
Leamington Spa



# Price Road Leamington Spa CV32 7LG

for sale guide price  
**£200,000**



## Property Description

Three bedroom semi detached home -  
Excellent renovation opportunity - No chain!

Situated in the sought after village of Cubbington, this three bedroom semi detached property offers an exciting opportunity for full modernisation, perfect for investors or a buyer looking to create a home tailored to their tastes.

The accommodation comprises an entrance hall, a spacious open plan lounge diner and an extended kitchen. Upstairs there are two double bedrooms, a third single bedroom and a family bathroom.

Externally the property benefits from a driveway, a garage and generous rear garden in need of landscaping.

Offered with no onward chain this is a fantastic opportunity to add value in a desirable 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

The property is set back from the road behind the fore garden and driveway with a pathway to the front entrance.

## Entrance Hallway

With stairs rising to the first floor and an understairs storage cupboard, a radiator and doors to the kitchen and lounge diner.

## Lounge Area

14' 9" max to bay x 11' 11" max ( 4.50m max to bay x 3.63m max )

Spacious bay-fronted lounge area with a radiator open to the dining area.

## Dining Area

11' 6" x 11' max ( 3.51m x 3.35m max )

Consisting of a radiator, a window to rear elevation and a door to the kitchen.

## Kitchen

17' 11" x 14' 7" ( 5.46m x 4.45m )

Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Providing space for white goods and comprising a radiator, a pantry cupboard, two windows to rear elevation a door to the garden and a door to the garage.

## First Floor

### Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and an airing cupboard housing the gas central heating boiler. With doors to all bedrooms and the family bathroom.

### Bedroom One

11' 7" x 9' 7" ( 3.53m x 2.92m )

Double bedroom having over head fitted storage, a double glazed window to rear elevation and a fitted shower cubicle.

### Bedroom Two

8' to wardrobe x 11' 10" ( 2.44m to wardrobe x 3.61m )

Double bedroom with fitted wardrobes with sliding mirrored doors, a radiator and a double glazed window to front elevation

### Bedroom Three

8' 5" x 8' 6" ( 2.57m x 2.59m )

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

### Bathroom

Three piece suite fitted with a wash hand basin, corner bath and a low level W/C. Having fully tiled walls, a radiator and a double glazed window to rear elevation.

### Outside

### Rear Garden

Generous rear garden offering huge potential for landscaping.

### Driveway

Providing off road parking for one car.

### Garage

21' 3" x 8' 5" ( 6.48m x 2.57m )

Single garage with power, double doors and windows to side and rear elevations.



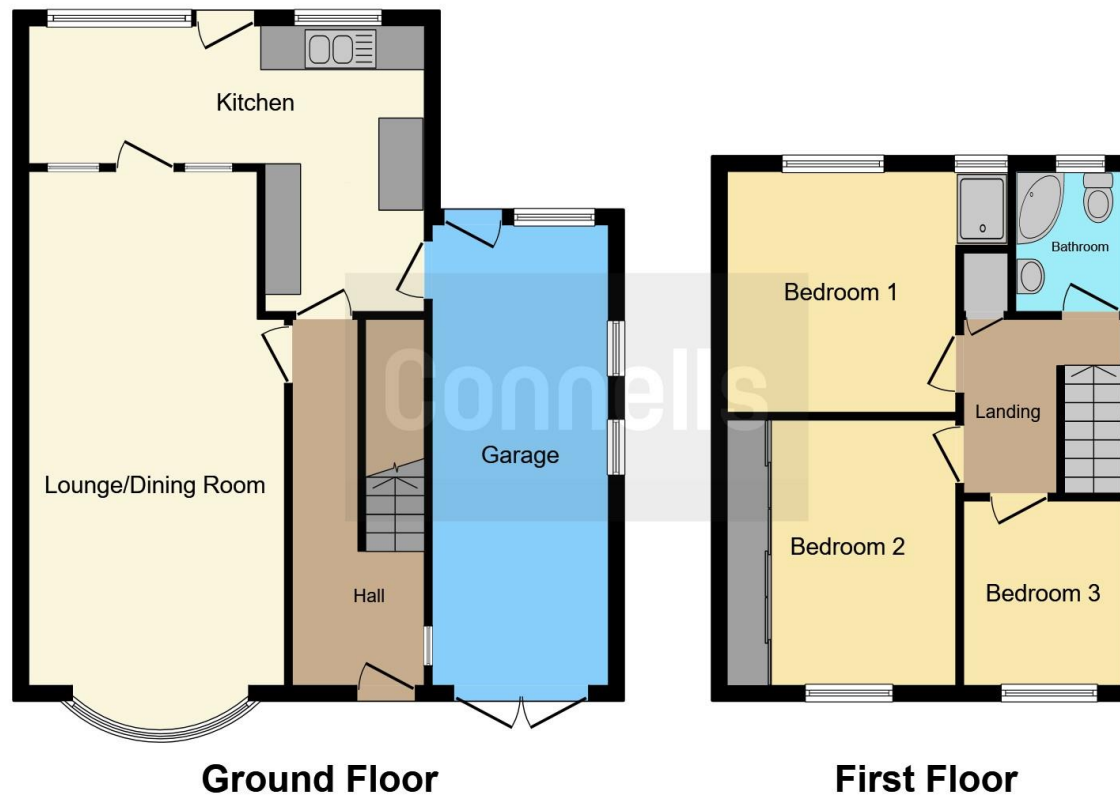












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA314259](http://connells.co.uk/Property/SPA314259)**



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