



Connells

Hampton Grove
Leamington Spa



Property Description

This end-of-terrace property offers an excellent opportunity for buyers looking to place their own stamp on a home. In need of modernisation, it is set back from the road with off-road parking and a well-presented front garden, laid with established shrubs and pathways leading to the front door.

On entering, you are welcomed into a central hallway with stairs rising to the first floor and access to a convenient guest cloakroom. The lounge sits to the front of the property and is a bright reception space, flowing through an open arch into the dining area. From here, a door leads directly to the rear garden, creating a natural link between indoor and outdoor living. The dining room also provides access into the kitchen, which offers potential for redesign into a modern family hub.

Upstairs, the property offers three bedrooms and a family bathroom. Each room provides a flexible layout, suitable for family living or home working.

Outside, the front garden is attractively planted and well maintained, while the rear garden offers further scope for landscaping. Residents parking to the front of the property.

Being sold with no onward chain, this property presents an exciting chance for buyers seeking a home to update and personalise, whether as a first-time purchase, investment, or family home.

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 gated front garden with pathway leading to the front door.

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor, a built-in storage cupboard and doors to the downstairs cloakroom and the lounge.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C and a double glazed window to front elevation.

Lounge

16' 7" x 11' 8" (5.05m x 3.56m)

Generously sized bay-fronted lounge consisting of a feature fire place, a radiator and an archway to the dining area.

Dining Area

8' 4" x 8' 5" (2.54m x 2.57m)

Having a radiator and French doors leading to the garden and opening to the kitchen.

Kitchen Area

8' 4" x 9' 8" (2.54m x 2.95m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for white good and housing the wall-mounted boiler. With a double glazed window to rear elevation.

First Floor

Landing

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

Bedroom One

12' 8" max x 10' 3" min (3.86m max x 3.12m min)

Double bedroom having solid wood flooring, a radiator and a double glazed window to front elevation.

Bedroom Two

12' 5" max x 8' 6" min (3.78m max x 2.59m min)

Double bedroom having solid wood flooring, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 5" x 7' 9" (2.26m x 2.36m)

With solid wood flooring, a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator, built-in storage cupboard and a double glazed window to rear elevation.

Outside

Rear Garden

Two tiered garden being mainly laid to hard paving and fence enclosed.

Parking

Residents parking to the front of the property.

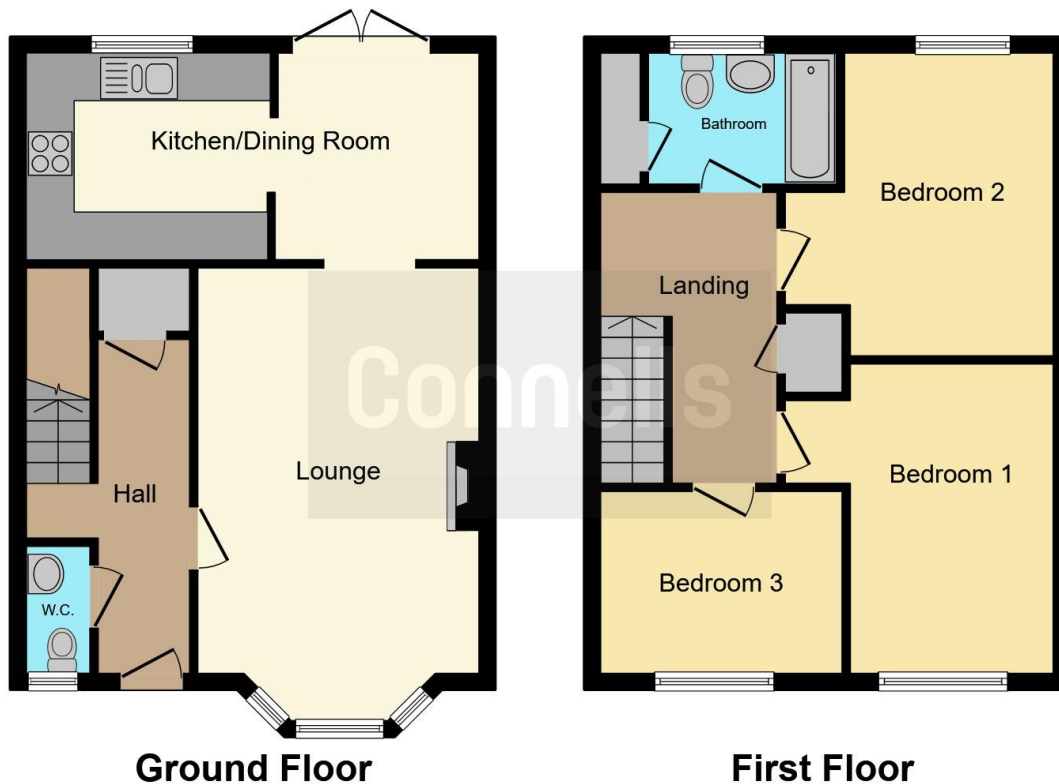
Agent's Note

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.

Seller's Comments

An Ideal family home close to Leamington town centre.





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: E Council Tax
 Band: B

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Tenure: Freehold



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