





Property Description

A Three Bedroom Semi-Detached Family Home in a Desirable Leamington Location - Offered with No Chain

This well-presented three bedroom semi-detached home is perfectly suited for families, offering spacious and versatile accommodation throughout. Situated in a sought-after area of Leamington Spa, the property benefits from excellent access to the town centre, local amenities, and convenient commuting links.

To the front of the property, there is a driveway providing off-road parking. Upon entering, you are welcomed into a bright entrance hallway leading to a generous lounge. The lounge offers flexibility, having previously been used as a bedroom, and features the added benefit of a ground floor shower room.

The heart of the home is the extended kitchen/diner/family area - a fantastic open-plan space ideal for modern family living and entertaining. This area enjoys plenty of natural light and doors opening out to the rear garden, creating a seamless indoor-outdoor flow.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom.

Offered for sale with no onward chain, this property presents an excellent opportunity for

those looking to move quickly into a family home in a convenient and popular 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 having ample parking which leads to the front door.

Entrance Porch

With a door leading to;

Entrance Hallway

Welcoming entrance hallway with a double glazed window to front elevation, stairs rising to the first floor and an under stairs cupboard housing the central heating boiler.

Lounge/Bedroom Four

10' 5" x 13' 5" (3.17m x 4.09m)

Spacious lounge consisting of a feature fire place, a double glazed window to front elevation and doors to the downstairs shower room. This room has previously been used as bedroom four.

Downstairs Shower Room

Fitted with a wash hand basin, shower cubicle and low level W/C. Having a heated towel rail and an extractor fan.

Open Plan Family/Kitchen/Diner

24' 4" max x 19' 5" max (7.42m max x 5.92m max)

Family/Dining Area

Having a feature media wall with storage, lantern roof with lighting, underfloor heating, sliding doors to side elevation and Bi-fold doors leading to the garden.

Kitchen Area

Fitted with wall and base units with complementary granite work surfaces over and tiling to the splash back areas. There is space for oven, whilst providing space for other appliances. Benefitting from a central island incorporating a stainless steel sink and drainer unit and breakfast bar. Having French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to side elevation, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

12' 3" max into wardrobes and bay x 10' 6" (3.73m max into wardrobes and bay x 3.20m)

Double bedroom benefitting from two double fitted wardrobes, a radiator, a double glazed bay window to front elevation and double glazed window to side elevation.

Bedroom Two

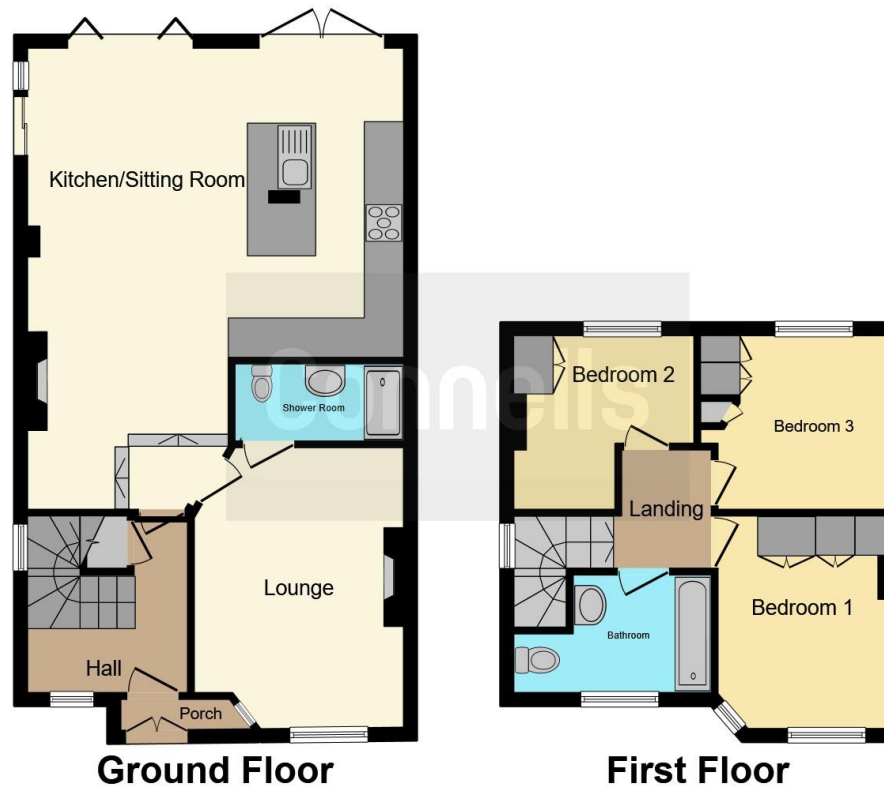
10' 5" max x 9' 3" max (3.17m max x 2.82m max)

Double bedroom with a fitted wardrobe.









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

Tenure: Freehold

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