



Connells

Montgomery Road
Whitnash Leamington Spa

Montgomery Road Whitnash Leamington Spa CV31 2TG

for sale guide price
£300,000



Property Description

Ac Lloyd three bedroom link detached!

Located within the sought after AC Lloyd development, this spacious link detached home offers excellent scope for modernisation and comprises:

A welcoming entrance hallway

Downstairs cloakroom

Spacious Lounge

Open plan kitchen diner

Separate utility room

Upstairs

Two double bedrooms with fitted wardrobes

A third single bedroom with fitted cupboard

Family bathroom

External features

Generous, well maintained lawned rear garden

Single garage

Driveway parking for 1-2 cars

With potential for renovation and personalisation this property is perfect for buyers looking to put their own stamp on a 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.

Location

Located just off the Tachbrook Road, it is positioned within lots of local amenities including a One-Stop convenience shop, Post Office, Pharmacy, Barber shop, fish and chip shop and a popular coffee station. The popular Heathcote Inn Pub is located within a very reasonable walking distance and the area is within a easy reach of the M40 and great for access into the Town Centre. The development has it's own park, with a small play area for children and makes a lovely short walk for sunny days with the dogs! The property is also within walking distance to Acre Close playing field, which has a children's play area, football field and

community hall.

Approach

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

Entrance Hallway

A welcoming entrance hallway with a door to the cloakroom and lounge.

Downstairs Cloakroom

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

Lounge

13' 9" max x 14' (4.19m max x 4.27m)

Spacious, light and airy lounge with stairs rising to the first floor and consisting of an under stairs storage cupboard, two radiators and a double glazed bay window to front elevation.

Kitchen/Diner

16' 7" x 9' 2" (5.05m x 2.79m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven, gas hob with cooker hood over and a dishwasher, whilst providing space for an under counter fridge. Comprising a radiator, a double glazed window to rear elevation, double glazed French doors leading to the garden and a door to the utility room.

Utility Room

8' x 4' 9" (2.44m x 1.45m)

Fitted with base units and work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Housing the gas central heating boiler whilst providing space for a washing machine. Having a radiator, a double glazed window to rear elevation and doors to the garden and the garage.

First Floor Landing

The stairs lead from the lounge. There is an airing cupboard housing the hot water tank, access to the loft and doors to all bedrooms and the family bathroom.

Bedroom One

9' 8" x 11' 5" (2.95m x 3.48m)

Double bedroom benefitting from built-in wardrobes with double doors, a radiator and a double glazed window to front elevation.

Bedroom Two

9' 8" x 10' 3" (2.95m x 3.12m)

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

Bedroom Three

8' 4" x 6' 7" (2.54m x 2.01m)

Having a built-in storage cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

White 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 and a double glazed window to rear elevation.

Rear Garden

Mature, well maintained rear garden being mainly laid to lawn and fence enclosed with a patio area and gated side access.

Parking

Driveway providing off road parking for 1-2 cars.

Garage

17' 7" x 8' 2" (5.36m x 2.49m)

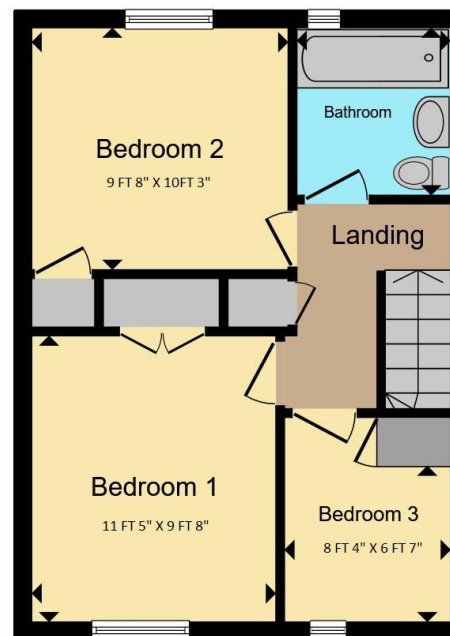
Having power, light and an up and over door.







Ground Floor



First Floor

Total floor area 93.5 m² (1,006 sq.ft.) approx

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.propertybox.io

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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

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