



Connells

Greenhill Road
Whitnash Leamington Spa

Greenhill Road Whitnash Leamington Spa CV31 2HG

for sale guide price
£350,000



Property Description

Ideally located within a sought area in Whitnash sits this spacious detached bungalow. Positioned within easy reach of local amenities, this well-presented property offers generous accommodation throughout.

Briefly comprising welcoming entrance hallway, lounge, modern kitchen, conservatory, three bedrooms and bathroom. Externally the property benefits from ample off road parking and garage.

This property is available for sale with no onward chain.

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 behind the generous driveway.

Entrance Porch

With a door leading to;

Entrance Hallway

Welcoming entrance hallway having a built-in storage cupboard, a radiator and doors to the lounge, kitchen, shower room and bedrooms one and two.

Lounge

17' 7" max into bay x 12' 11" max (5.36m max into bay x 3.94m max)

Spacious, light and airy bay-fronted lounge.

Comprising two radiators and a door to bedroom three.

Kitchen

10' 8" x 10' 1" (3.25m x 3.07m)

Modern kitchen 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. Integrated appliances include; an electric oven, gas hob with cooker hood over and a dishwasher. Having laminate flooring, a radiator, double glazed windows to side and rear elevations, with a door to the conservatory.

Conservatory

9' 11" x 20' 8" (3.02m x 6.30m)

Fitted with base units and providing space for a washing machine, a tumble dryer and a fridge/freezer. Having a radiator, double glazed windows to side and rear elevations and sliding patio doors leading to the garden.

Bedroom One

10' 10" x 12' 5" (3.30m x 3.78m)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

Double bedroom comprising a radiator and a double glazed window to side elevation.

Bedroom Three

15' 11" x 8' 3" (4.85m x 2.51m)

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

Shower Room

White three piece suite fitted with a wash hand basin with vanity unit, towel rail, bath with mixer taps and shower over and a low level W/C. Having fully tiled walls, a double glazed window to side elevation and a cupboard.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed with a patio area.

Parking

Driveway to the front providing parking for three cars.

Garage & Outbuilding

Single detached garage with an additional outbuilding which could be used as a work shop.









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

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

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