



Connells

Brunswick Street
Leamington Spa



Property Description

Fantastic three bedroom property, with a large garden and garage! Located on Brunswick Street which is a great location offering easy access into the town centre. The property is being sold with no chain so is ideal for anyone looking to move fast.

The property comprises a driveway to the front for two vehicles, two reception areas plus a kitchen. On the first floor are three bedrooms and the main family bathroom.

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 to front entrance door leading into:

Entrance Hallway

Stairs rising to first floor accommodation. Under stairs storage cupboard. Door to kitchen/diner.

Kitchen/Diner

18' 6" max x 17' 1" max (5.64m max x 5.21m max)

A fitted kitchen with wall and base units, stainless steel sink and drainer unit and space for the appliances. There is laminate flooring and French doors to the rear garden plus an additional side door leading to the foot

path to the side of the property.

Lounge

12' 5" max x 11' 9" max (3.78m max x 3.58m max)

With a double glazed bay window, radiator and feature fireplace.

First Floor

Landing

Loft access and doors to all rooms.

Bedroom One

13' 4" x 10' 9" max into wardrobes (4.06m x 3.28m max into wardrobes)

Wardrobes and a radiator. A window to the rear.

Bedroom Two

12' 9" into the bay window x 10' 10" (3.89m into the bay window x 3.30m)

With a radiator and bay window to the front.

Bedroom Three

9' 4" x 7' 2" (2.84m x 2.18m)

With a radiator and double glazed window to the rear.

Outside

Driveway

With a dropped kerb and providing off road parking for two vehicles.

Garden

A large rear garden with brick built sheds, lots of scope for extending the property subject to

planning.

Garage

A single garage with rear access.









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

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314015



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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