



Connells

Brunswick Street
Leamington Spa



Property Description

Fantastic three/four bedroom property, with two bathrooms and lots of parking! 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 large driveway to the front for several vehicles, three reception areas plus a kitchen and downstairs shower room. 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

Entrance Hallway Ground Floor Shower Room

Lounge/Bedroom Four

11' 2" x 10' 11" (3.40m x 3.33m)

With access from the ground floor hallway and a window to the front.

Lounge/Diner

Lounge Area

10' 8" x 11' 5" (3.25m x 3.48m)

With a feature fire, television aerial point, radiator and arch leading to:

Dining Area

8' 11" x 9' 8" (2.72m x 2.95m)

With double glazed sliding patio doors leading to the rear garden.

Kitchen

Fitted with a range of wall and base mounted units, complementary work surfaces over, one and a half bowl sink and drainer unit, double electric oven, gas hob, space for fridge and freezer, a double glazed window to the rear garden.

Landing

With access to all first floor rooms and a double glazed window to the side.

Bedroom One

10' 11" max + bay window x 12' 5" max (3.33m max + bay window x 3.78m max)

With a double glazed bay window to the front elevation.

Bedroom Two

11' 6" x 10' 9" (3.51m x 3.28m)

With a double glazed window to the rear elevation and a radiator.

Bedroom Three

8' 1" x 7' 7" (2.46m x 2.31m)

With a double glazed window to the rear elevation and a radiator.

Bathroom

Fitted with a suite comprising bath with mixer shower over, low level W/C, wash hand basin, partly tiled and a double glazed window.

Outside

Driveway

To the front of the property there is a large driveway providing off road parking for several vehicles.









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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 LEAMINGTON SPA CV32 4LL

EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314035



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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