



Connells

Desdemona Avenue
Heathcote Warwick



Property Description

Situated in the highly sought-after development of Warwick Gates, this three bedroom end-of-terrace home offers spacious and practical accommodation ideal for first time buyers, families or investors.

The property briefly comprises a welcoming entrance hallway leading to a bright and spacious lounge/diner with French doors on to the private, south-west facing garden. The separate fitted kitchen has appliances (the free standing ones could be included in the purchase process). The ground floor further benefits from a convenient downstairs W/C adding practicality for guest and family life.

To the first floor are three well-proportioned bedrooms and a family bathroom, offering comfortable and flexible living accommodation and work from home opportunity.

Externally, the property enjoys a private rear garden featuring a decking area, perfect for outdoor dining, entertaining or relaxing during the warmer months. The home also benefits from two off road allocated parking spaces.

Located in the popular Warwick Gates development, the property is ideally positioned for easy access to local amenities, schools and transport links, with both Warwick and Leamington Spa just a short distance away. The area is well known for its convenient amenities and excellent commuter links, including access to the M40 and surrounding towns.

Offered for sale with no onward chain, this home presents an excellent opportunity for buyers looking for a smooth and straightforward purchase.

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

Level access via front garden with pathway

leading to the front door, artificial grass and hedge.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator, laminate flooring, under stairs space and doors to the downstairs W/C, kitchen and lounge/diner.

Downstairs W/C

Fitted with wash hand basin, low level W/C, a radiator and laminate flooring.

Lounge/Diner

Spacious, light and airy lounge/diner consisting of laminate flooring, a radiator and French doors leading to the garden.

Kitchen

Fitted with wall and basin 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 and an electric hob with cooker hood over, whilst providing space for a washing machine and a fridge/freezer (these can be purchased as part of the sale). Comprising tiled flooring, ceiling spotlights and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway to the landing with loft access, doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom having a run of fitted wardrobes, a radiator, a built-in cupboard housing the gas central heating boiler and two double glazed windows to front elevation.

Bedroom Two

Having laminate flooring, a radiator and a double glazed window to rear elevation.

Bedroom Three

Benefiting from fitted wardrobes, work space, a radiator and a double glazed window to rear 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, laminate flooring, ceiling spotlights, a radiator, an extractor fan and a double glazed window to side elevation.

Rear Garden

Beautifully maintained garden being mainly laid to lawn, wall and fence enclosed, with a decking/seating area. The garden enjoys sunshine throughout the day.

Parking

Two allocated off-road parking spaces and adjacent land.

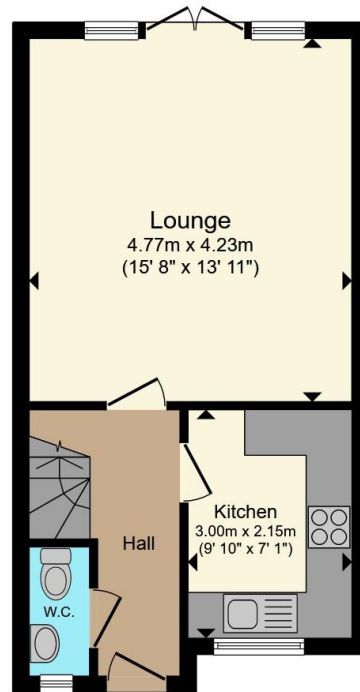
Seller's Comments

Really enjoyed living there but then life moved north. It's a lovely bright house with morning sun in the bedroom and evening sun on the deck. Very private and not overlooked. The house has a lot of storage with the wardrobes in two rooms, under stairs space, boiler cupboard and a generous loft space the whole footprint of the house. There is the potential for a purchaser to convert the back two bedrooms into one and some similar houses listed people, have opened up all the ground floor to be open plan. A purchaser could also explore using the land of the side of the house (presently hedged and with an outside tap) as possible extension, subject to the necessary planning consents.

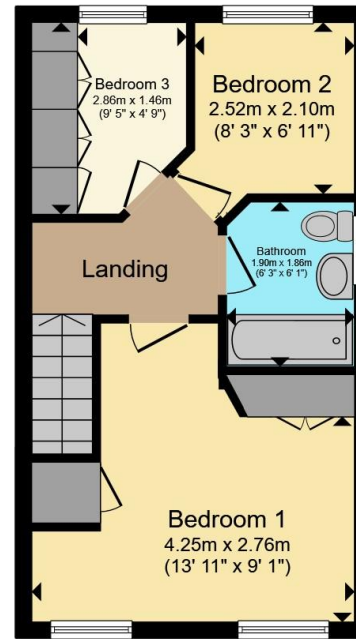








Ground Floor



First Floor

Total floor area 67.5 m² (727 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: C Council Tax Band: D

Tenure: Freehold

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