



Connells

Conway Road
Leamington Spa



Property Description

Situated within a quiet cul-de-sac in the highly sought-after area of Milverton, this three double bedroom semi-detached dormer bungalow presents an exciting opportunity for buyers looking to create a wonderful family home tailored to their own tastes and requirements. Offered for sale with no onward chain and sold as seen, the property requires complete renovation throughout, making it ideal for families, developers, investors, or those seeking a rewarding refurbishment project.

The accommodation comprises a welcoming entrance hall, a spacious bay-fronted lounge, separate kitchen, family bathroom, and two generous double bedrooms to the ground floor. To the first floor is a further double bedroom, complemented by useful eaves storage.

Externally, the property benefits from a private rear garden, offering excellent potential for landscaping and creating an attractive outdoor entertaining space. To the front, the fore garden provides scope for the creation of a driveway, subject to the necessary planning permissions and consents.

Occupying a desirable residential position close to well regarded schools, local amenities, parks, and transport links, this is a rare opportunity to acquire a property with significant potential in one of Leamington Spa's most popular locations and transform it into a superb family 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.

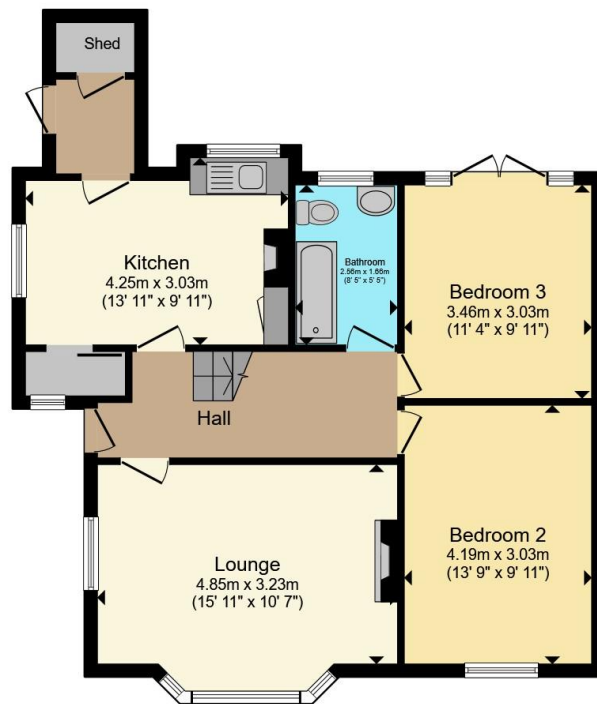
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.

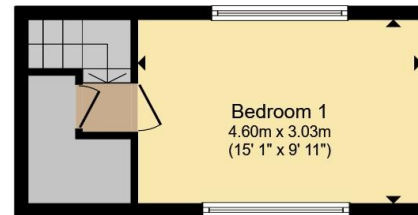








Ground Floor



First Floor

Total floor area 90.0 m² (969 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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To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: F Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315577



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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