



Connells

Frances Havergal Close
Leamington Spa



Property Description

This well-presented mid-terrace home is ideally located within close proximity to Leamington town centre and the train station, offering excellent transport links and convenient access to local amenities. The property benefits from a driveway to the front and welcomes you into an entrance hallway with stairs rising to the first floor. To the right is the kitchen, featuring a front-facing window, while to the rear sits a spacious lounge diner with a door opening directly onto the garden - perfect for everyday living and entertaining.

Upstairs, the first floor offers two well-proportioned bedrooms and a family bathroom. Externally, the property boasts a private rear garden with gated access to the rear, providing both privacy and practicality. An ideal home for first-time buyers, professionals, or investors alike.

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 a driveway allowing off street parking for one car and a door which leads into the entrance hallway.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a built-in storage cupboard and a radiator.

Lounge

13' 4" max x 12' 2" max (4.06m max x 3.71m max)

Spacious, light and airy lounge consisting of a radiator and a sliding door leading to the garden.

Kitchen

9' 10" x 5' 9" (3.00m x 1.75m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and housing the gas central heating boiler. With a radiator and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway with doors to both bedrooms and the family bathroom.

Bedroom One

12' 9" x 10' 3" (3.89m x 3.12m)

Double bedroom benefitting from a built-in wardrobe, a built-in cupboard housing the hot water tank, laminate flooring and a double glazed window to front elevation.

Bedroom Two

10' 8" x 7' 2" max (3.25m x 2.18m max)

Double bedroom having laminate flooring and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, an extractor fan and a heated towel rail.

Outside

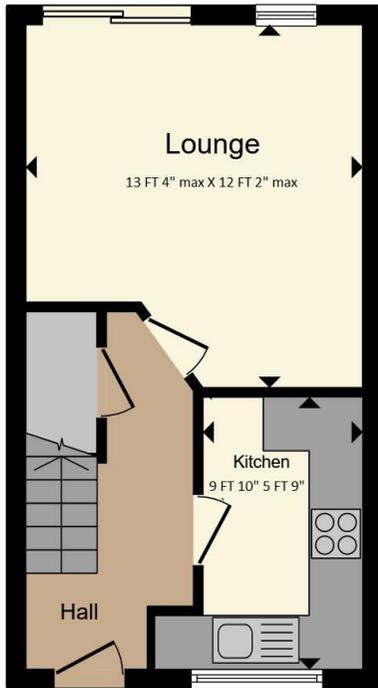
Rear Garden

Being mainly laid to lawn with a paved patio area, there is also a gate to the rear allowing rear access.

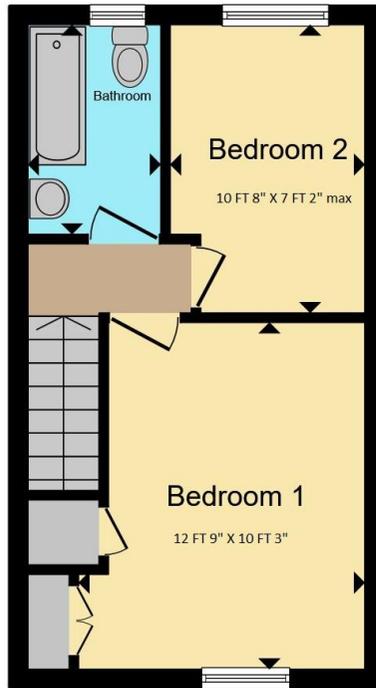
Parking

Driveway to the front for one car.





Ground Floor



First Floor

Total floor area 54.1 m² (582 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: C

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Tenure: Freehold



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