



Connells

Warwick Road
Southam

Warwick Road Southam CV47 0HN

for sale guide price
£475,000



Property Description

A fantastic and rare opportunity to acquire this four double bedroom detached family home available for sale with no chain.

In need of modernisation, whilst offering excellent potential, the property offers ample and generous living space throughout.

The accommodation in brief comprises lounge, dining room, kitchen with separate utility room, study and downstairs shower room.

On the first floor there are four well-proportioned double bedrooms, a bathroom and separate W/C.

Externally there is driveway parking for several cars and a generously sized garden.

Set in a prime location in Southam offering rural community living with the advantages of town amenities. Providing a comprehensive selection of shops, supermarkets, banks, post office, library, leisure centre, swimming pool, cafes and public houses. There is a choice of three primary schools and the highly regarded Southam College for secondary education. Conveniently situated for Leamington Spa and Warwick where you will find excellent additional shopping facilities, Warwick Castle and a choice of highly regarded schools, Warwick School and university, Kings High school and Arnold Lodge. Also there is Princethorpe College and Bilton Grange School. Travel links are excellent, with easy access to both the M40 and M1, trains from Leamington Spa, Coventry, Rugby and Banbury into London. Leisure facilities locally include Draycote Water for sailing; Warwick and Stratford offer golf and racing.

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 leading to the front door.

Entrance Hallway

Spacious and welcoming entrance hallway with window to front elevation, radiator, stairs rising to the first floor with under stairs storage, stone flooring and doors to the study, lounge and kitchen.

Lounge

11' 10" max x 16' (3.61m max x 4.88m)

Spacious lounge consisting of a feature brick wall, feature fire place, a radiator, a double glazed bay window to front elevation and open access into the dining room.

Dining Room

10' x 14' (3.05m x 4.27m)

Having a radiator, stone flooring, a double glazed window to rear elevation and a door leading to the garden and the kitchen.

Kitchen

10' x 10' 10" (3.05m x 3.30m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. There is an integrated electric oven, electric hob with cooker hood over. Comprising a radiator, a double glazed window to rear elevation and a door to the utility room.

Utility Room

9' 10" x 6' (3.00m x 1.83m)

Double glazed window to side elevation. Providing space for a washing machine and fridge/freezer, whilst housing the heating system. With tiled flooring leading into

Rear Hall

With radiator, door to rear garden and a door to the downstairs shower room.

Downstairs Shower Room

Fitted with a shower cubicle, a low level W/C, wash hand basin, radiator and a double glazed window to rear elevation.

Study

9' 10" x 10' (3.00m x 3.05m)

With a radiator and double glazed windows to front and side elevations.

First Floor

Landing

The stairs lead from the hallway. There is a double glazed window to front elevation and doors to all bedrooms, the family bathroom and separate W/C. Access hatch to loft.

Bedroom One

13' 10" x 11' 11" (4.22m x 3.63m)

Double bedroom having fitted wardrobes, a radiator and two double glazed windows to front elevation.

Bedroom Two

13' x 12' (3.96m x 3.66m)

Double bedroom with fitted wardrobes and desk, a radiator and a double glazed window to rear elevation.

Bedroom Three

9' 10" x 10' 1" (3.00m x 3.07m)

Double bedroom fitted wardrobes, a wash hand basin, a radiator and a double glazed window to rear elevation.

Bedroom Four

9' 10" x 10' (3.00m x 3.05m)

Double bedroom with a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath and separate shower cubicle. Having partly tiled walls, a shaver point and a double glazed window to rear elevation.

Separate W/C

Fitted with a wash hand basin, low level W/C, radiator and a double glazed window to rear elevation.

Rear Garden

Generously sized being mainly laid to lawn with mature shrubs and wooden shed.

Front Garden

Laid to lawn with mature shrubs with pedestrian access path leading to the property.

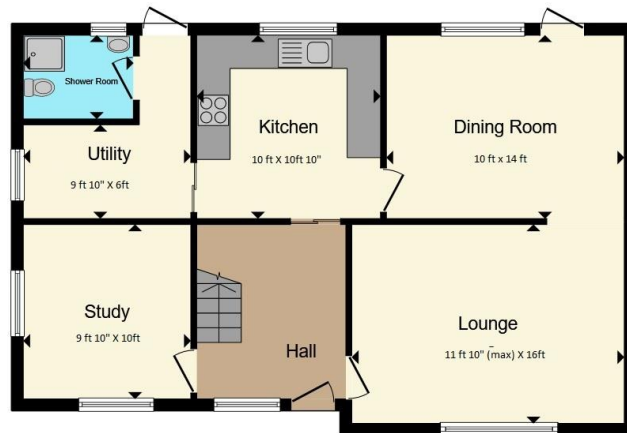
Parking

Driveway parking for three cars to the front of the property.

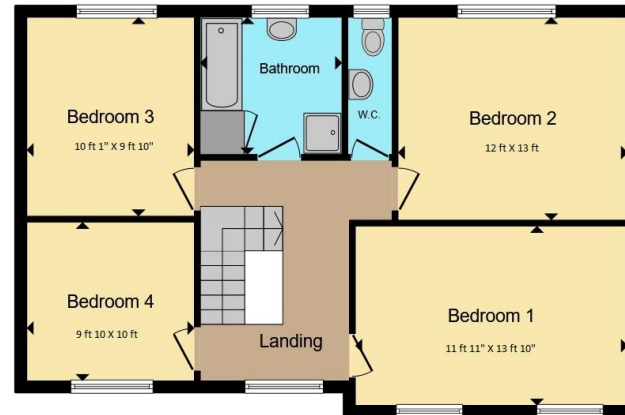








Ground Floor



First Floor

Total floor area 145.3 m² (1,564 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: E Council Tax
 Band: F

Tenure: Freehold

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