



Connells

Lindsay Walk
Temple Herdewyke Southam

Lindsay Walk

Temple Herdewyke Southam CV47 2UH

for sale guide price
£175,000



Property Description

Situated in the popular residential location of Temple Herdewyke, this two-bedroom mid-terrace home offers spacious and versatile accommodation as well as ample storage space, making it an ideal purchase for first-time buyers, downsizers, or investors alike. Offered for sale with no onward chain, the property is ready for its next owners to move straight in and make it their own.

The ground floor features a generous open plan lounge/diner, creating a bright and sociable living space with ample room for both relaxing and entertaining. The modern fitted kitchen offers a range of contemporary units and work surfaces, while a separate utility room provides valuable additional storage and laundry space.

To the first floor, there are two well-proportioned double bedrooms, both offering comfortable accommodation and benefitting from built-in wardrobes, together with a family bathroom with a separate W/C.

Externally, the property benefits from a good-sized landscaped rear garden, predominantly laid to lawn and complemented by a decking/seating area, providing the perfect space for outdoor dining, entertaining, or enjoying the warmer months. To the front, a driveway provides convenient off-road parking.

The property benefits from a new clean age electric heating system which was fitted in 2020.

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.

Location

Lindsay Walk is situated in the popular village location of Temple Herdewyke positioned between Gaydon, Kineton and Lighthorne, offering excellent access to local amenities and major employment hubs including Jaguar Land Rover and Kineton Military Barracks. The village benefits from a well-regarded primary school and nursery, both falling within the Warwickshire Local Authority catchment area, and is conveniently situated just off the B4100 connecting Warwick and Banbury.

The property enjoys a well-connected setting with easy access to the nearby towns of Southam, Leamington Spa, Warwick and Banbury, all of which provide an extensive range of shopping, leisure and everyday amenities. Commuters are well served by excellent transport links,

including the M40 motorway and mainline rail services from Leamington Spa, Coventry, Rugby and Banbury, offering direct routes into London.

The nearby market town of Southam offers a variety of supermarkets, a Post Office, library, primary schools and the highly regarded Southam College, together with a selection of cafés, restaurants and traditional public houses.

Entrance Hallway

Welcoming entrance hall with stairs rising to the first floor and under stairs storage space. With doors to the lounge/dining room and the kitchen.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Having an integrated electric oven and an electric hob with cooker hood over, whilst providing space for a dishwasher and a washing machine. With an electric radiator, a double glazed window to front elevation and a door to the utility room.

Utility Room

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas. Providing space for a tumble dryer, an under counter fridge and a fridge/freezer. With a door leading to the garden.

Lounge/Diner

Spacious lounge/diner consisting of an electric fire place, an electric radiator and a double glazed window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. There are two built-in storage cupboards and doors to both bedrooms and the family bathroom.

Bedroom One

Double bedroom benefitting from a built-in wardrobes, an electric radiator and a double glazed window to rear elevation.

Bedroom Two

Double bedroom benefitting from a built-in wardrobes, an electric radiator and a double glazed window to rear elevation.

Bathroom

Two piece suite fitted with a wash hand basin, bath with electric shower over. With a double glazed window to front elevation and an electric radiator.

Separate W/C

With a low level W/c and a double glazed window to front elevation.

Outside

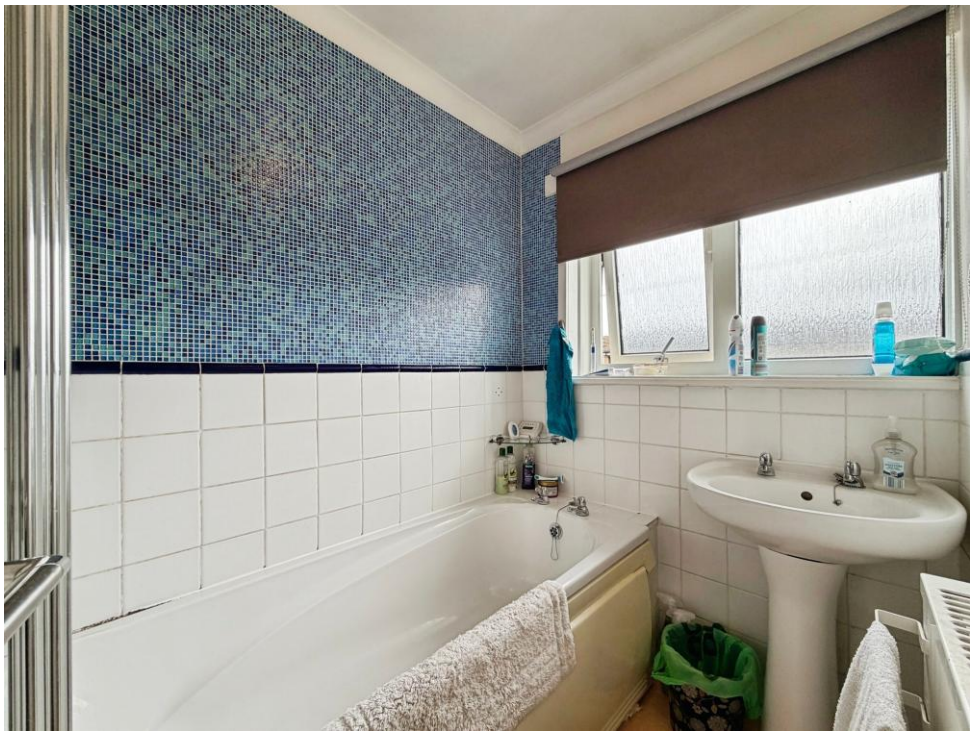
Rear Garden

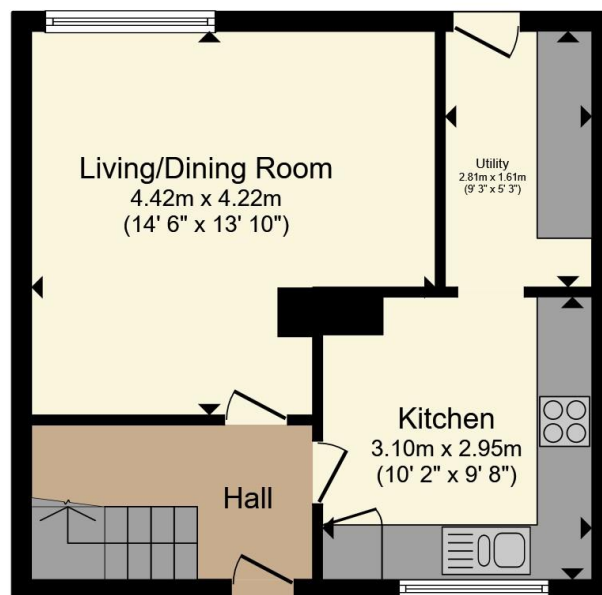
A good-sized landscaped rear garden, predominantly laid to lawn and complemented by a decking/seating area.

Parking

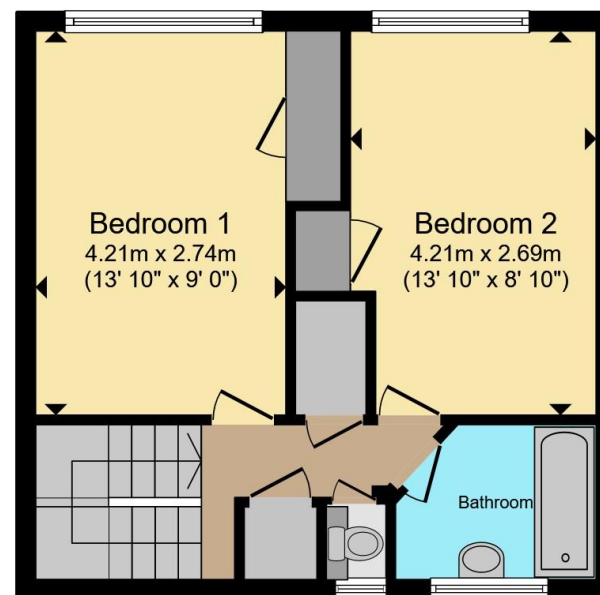
Driveway providing off road parking.







Ground Floor



First Floor

Total floor area 73.6 m² (793 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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84 Coventry Street
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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

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Property Ref: STH105286 - 0006