



**Connells**

Baker Avenue  
Leamington Spa



## Property Description

This three-bedroom semi-detached property presents an excellent opportunity for purchasers seeking a full renovation project with fantastic potential. Located in Leamington Spa, close to the town centre and within easy reach of the train station, the property is offered for sale with no onward chain, making it ideal for investors or buyers looking to create a home to their own specification.

The accommodation is approached via a driveway to the front, leading to the front door and into an entrance hallway.

To the left is a dining room, while to the right is a lounge with a door providing access into the kitchen. The kitchen benefits from a door opening directly onto the rear garden.

To the first floor, there are three good-sized bedrooms along with a family bathroom.

Externally, the property features a generous rear garden, mainly laid to lawn, offering excellent outdoor space and further potential.

## 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 to the front of the property which leads to the front door.

## Entrance Hallway

Having doors leading to the lounge and dining room.

## Dining Room

11' 9" x 9' 10" ( 3.58m x 3.00m )

With a window to front elevation.

## Lounge

15' 5" max x 11' 10" max ( 4.70m max x 3.61m max )

Generously sized dual aspect lounge consisting of a gas feature fire place and double glazed windows to front and rear elevations.

## Kitchen

9' 1" x 10' 1" ( 2.77m x 3.07m )

Fitted with wall and base units with work surfaces over, incorporating a sink and drainer unit. Providing space for appliances and comprising a built-in storage cupboard and a window to rear elevation.

## Utility area

5' 5" max x 5' 6" max ( 1.65m max x 1.68m max )

Providing space for a washing machine, with a door to side elevation and a door leading into the W/C

## Downstairs Cloakroom

Fitted with a W/C and a window to the rear.

## First Floor

### Landing

The stairs leading from the entrance hallway. With doors to all bedrooms and the family

bathroom.

## Bedroom One

15' 5" max x 12' max ( 4.70m max x 3.66m max )

Double bedroom benefitting from a built-in wardrobe and windows to front and rear elevations.

## Bedroom Two

11' 9" max x 10' max ( 3.58m max x 3.05m max )

Double bedroom having a built-in wardrobe and a window to front elevation.

## Bedroom Three

9' max x 9' 1" max ( 2.74m max x 2.77m max )

With a window to rear elevation.

## Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and low level W/C. Having a window to rear elevation.

## Outside

### Rear Garden

Good size garden being laid to lawn and a side gate leading to the front.

### Parking

Driveway to the front.

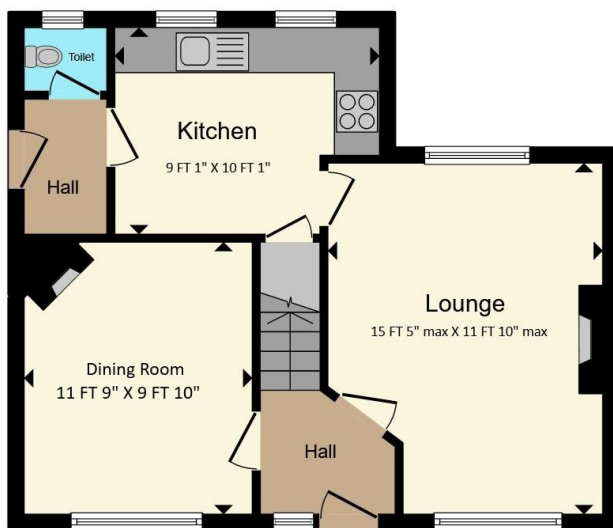
### Agent's Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









**Ground Floor**



**First Floor**

Total floor area 88.9 m<sup>2</sup> (957 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315248](http://connells.co.uk/Property/SPA315248)**



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.

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