



Connells

Westlea Road
LEAMINGTON SPA



Property Description

A two bedroom semi-detached property occupying a convenient position within easy reach of Leamington Spa town centre and railway station. The property offers a versatile layout and excellent potential, but would benefit from a programme of modernisation, refurbishment and general improvement, making it an ideal opportunity for a buyer looking to put their own stamp on a property.

The accommodation begins with a front driveway providing off-road parking and leading to a useful entrance porch. The porch opens into the entrance hallway, with stairs rising to the first floor and access to the main living accommodation.

The lounge is open plan to the dining room, creating a good-sized reception space with access through to the kitchen. A shower room is located off the kitchen, while to the rear is a useful utility room with doors leading directly out to the rear garden.

To the first floor are two bedrooms and a separate WC. Bedroom two is currently being utilised as a second kitchen, providing an unusual but potentially useful arrangement and offering flexibility for a variety of requirements, subject to any necessary consents. This floor leads to an attic space, currently providing additional storage space. Externally, the property benefits from a driveway to the front and a rear garden.

The property is considered to require modernisation and refurbishment throughout and would suit buyers looking for a project with the opportunity to improve.

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

The property occupies a convenient position in the popular south side of Leamington Spa, with excellent access to a wide range of local amenities and transport links.

Leamington Spa railway station is approximately 0.27 miles away, making it easily accessible on foot and particularly convenient for commuters. The station offers regular rail services to destinations including

Coventry, Birmingham and London.

The centre of Leamington Spa and the famous Parade are also within easy walking distance, providing an excellent choice of shops, cafés, restaurants, bars and everyday amenities. There are a number of local shops and supermarkets close by, including Morrisons on Old Warwick Road.

The area is well served by local bus services, while a number of schools and recreational facilities are also within easy reach. Victoria Park and the attractive parks and gardens of central Leamington Spa provide nearby green spaces for walking and leisure.

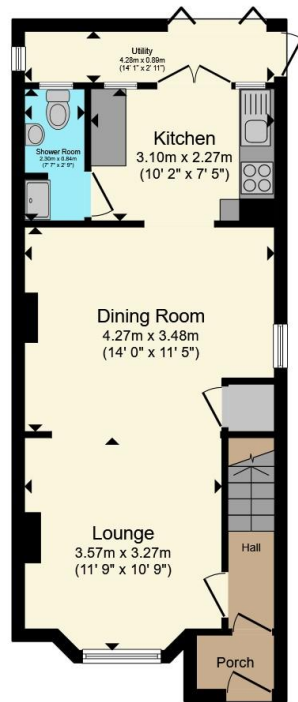
For those commuting by road, the property also benefits from convenient access to the surrounding road network, with the M40 approximately 10 minutes away by car.

Overall, the location combines the convenience of being close to Leamington Spa town centre and railway station with easy access to local amenities, schools, parks and transport links.

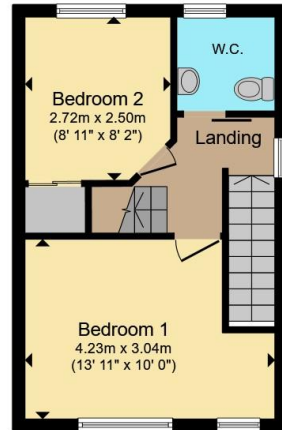
Agent's Note

The property benefits from solar panels. Connells are enquiring as to whether the panels are owned outright and will confirm in due course. For further information please contact the branch.

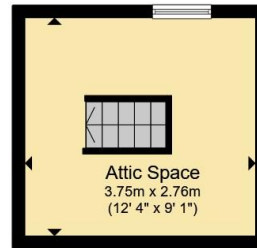




Ground Floor



First Floor



Second Floor

Total floor area 90.4 m² (973 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

Connells



To view this property please contact Connells on

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: Council Tax
Awaited Band: B

view this property online connells.co.uk/Property/SPA315342

Tenure: Freehold



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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