



**Connells**  
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**FOR SALE**

**Connells**

Home Farm Crescent  
Whitnash Leamington Spa



## Property Description

Three-Bedroom Semi-Detached Home | Whitnash | No Onward Chain.

Situated in the highly sought-after location of Whitnash, this three-bedroom semi-detached property offers an excellent opportunity for both residential buyers and investors alike.

Recently operating as a licensed HMO, the property has previously achieved an income of £1,000 PCM, making it a strong turnkey or add-value investment. Alternatively, owner-occupiers may wish to undertake a programme of renovation to create a well-proportioned family home in a popular residential area.

The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, separate dining room, kitchen, and a conservatory providing additional living space overlooking the garden. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property is set back from the road behind a generous fore garden and driveway, providing off-road parking. To the rear is a private garden, ideal for both relaxation and entertaining.

Offered to the market with no onward chain, this is a versatile property with excellent potential, located within easy reach of local amenities, transport links, and Leamington Spa town centre.

## 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

The property is set back from the road behind the generous lawned fore garden and driveway with a pathway leading to the front entrance.

## Entrance Porch

With a double glazed window to front elevation and a door leading to;

## Entrance Hallway

With stairs rising to the first floor and an under stairs cupboard, a radiator and doors to the lounge and kitchen.

## Lounge

11' 9" max x 15' 6" ( 3.58m max x 4.72m )

Spacious lounge consisting of a feature fire place, a radiator, a double glazed window to front elevation and French doors leading to the dining room.

## Dining Room

11' 9" x 8' 9" ( 3.58m x 2.67m )

Comprising a radiator and a door to the conservatory.

## Kitchen

10' 6" x 7' 8" ( 3.20m x 2.34m )

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 electric oven and electric hob with cooker hood over, whilst providing space for a washing machine, dishwasher and a fridge/freezer. Having two double glazed windows to rear elevation and a door to the conservatory.

## Conservatory

14' 6" x 7' 4" ( 4.42m x 2.24m )

Timber and brick construction, with windows to rear elevation.

## First Floor

### Landing

The stairs lead from the hallway. There is an airing cupboard housing the central heating boiler, access to the loft and doors to all bedrooms and the family bathroom.

## Bedroom One

12' 9" x 12' max ( 3.89m x 3.66m max )

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

## Bedroom Two

11' 8" x 11' 10" ( 3.56m x 3.61m )

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

## Bedroom Three

7' 9" x 7' 9" max ( 2.36m x 2.36m max )

With a radiator and a double glazed window front elevation.

## Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and low level W/C. Having fully tiled walls, a radiator, an extractor fan and a double glazed window to rear elevation.

## Outside

### Rear Garden

Being mainly laid to lawn and fence enclosed, with a patio area.

### Parking

Driveway providing off road parking for several cars.

### Garage

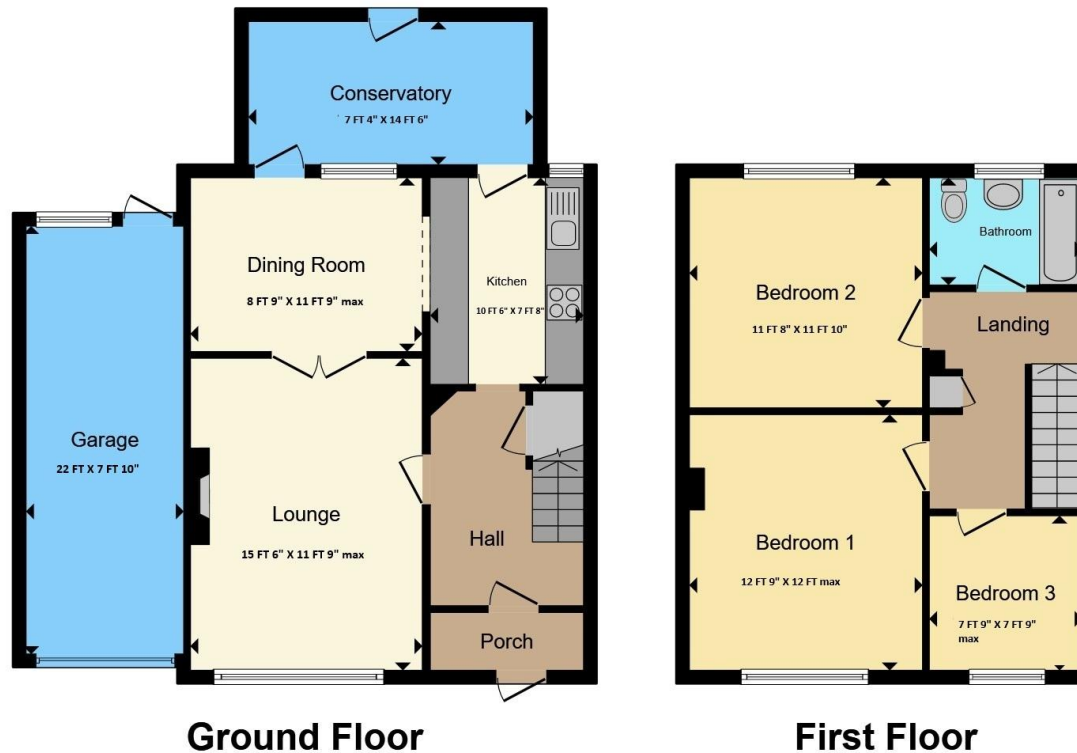
22' x 7' 10" ( 6.71m x 2.39m )

Connells advise an internal inspection of the garage is yet to be carried out. With up and over door.









Total floor area 122.8 m<sup>2</sup> (1,321 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: C Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA311561](http://connells.co.uk/Property/SPA311561)**



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Property Ref: SPA311561 - 0003