



Connells

Staunton Road
LEAMINGTON SPA



Property Description

Offering excellent potential for renovation and modernisation, this spacious two double bedroom terraced home is ideally situated within close proximity to the town centre, train station, and a range of local amenities. Available with no onward chain, it presents an excellent opportunity for buyers looking to create a home to their own specification.

The accommodation comprises an entrance hallway, a generous dual-aspect lounge/diner, and a separate kitchen to the ground floor. To the first floor are two well-proportioned double bedrooms, a family bathroom, and a separate WC.

Outside, the property benefits from a generous rear garden, offering fantastic potential to be landscaped and transformed into an attractive outdoor space.

Ideal for first-time buyers, investors, or those seeking a renovation project, this property is offered for sale with no onward chain.

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

Situated in a well-established residential area to the south of Leamington Spa, Staunton Road offers a convenient and family-friendly location with excellent access to a range of everyday amenities. Nearby residents benefit from local shops, supermarkets, cafés and healthcare facilities, while Leamington Spa town centre is only a short distance away, providing an extensive selection of retail, dining and leisure opportunities. The property is well placed for families, with a choice of well-regarded primary and secondary schools within easy reach. Excellent transport links include nearby access to the A425, A452 and M40 motorway, making travel to Warwick, Coventry, Birmingham and beyond straightforward. Leamington Spa Railway Station is also easily accessible, offering regular services to Birmingham, Coventry and London Marylebone, making this an ideal location for commuters and families alike.

Non-Standard Construction

The property is of non-standard construction. It should be noted that this form of construction is not classed as defective under the Housing Defects Act 1984. Please enquire with the branch for further details.

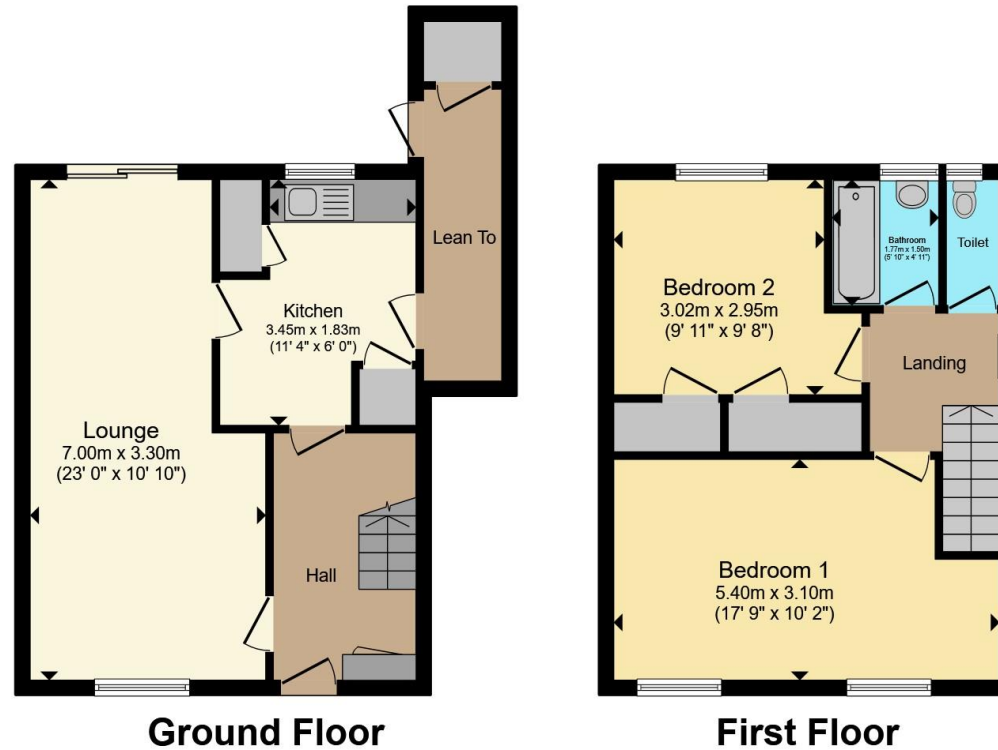
Agent's Note

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.









Total floor area 81.6 m² (879 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

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315671



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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