



Home Farm Crescent, Leamington
£250,000













Nestled in the charming cul-de-sac of Home Farm Crescent in Whitnash, Leamington Spa, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for those seeking a peaceful retreat or a manageable space for family living.

The bungalow boasts a spacious garden, perfect for outdoor relaxation or entertaining guests, along with a driveway that provides ample parking. Additionally, a garage adds to the practicality of this home, offering extra storage or workshop space.

One of the standout features of this property is its enviable location. Situated close to local amenities, residents will find shops, parks, and essential services just a short distance away, making daily life both easy and enjoyable.

This property is being sold with no onward chain, allowing for a smooth and straightforward purchase process. Furthermore, it is being offered through a traditional auction method, presenting a unique opportunity for buyers looking to secure a home in this desirable area.

In summary, this two-bedroom bungalow in Whitnash is a rare find, combining a tranquil setting with convenient access to local facilities. Whether you are a first-time buyer, downsizing, or seeking an investment opportunity, this property is well worth considering.

Kitchen

9'5" x 9'0"

Window to rear aspect, ceiling light point with fluorescent strip tube, tiled flooring, serving hatch, radiator, door leading to driveway, and a fitted kitchen comprising: range of wooden wall, base and drawer units with inset stainless steel one and half bowl sink with mixer tap and drainer unit, undercounter space and plumbing for washing machine, space for freestanding cooker, space and plumbing for freestanding dishwasher and fridge/freezer, wall mounted boiler and storage cupboard.

Living/Dining

20'2" x 12'10"

Window to rear aspect, two ceiling light points, three wall mounted lights, coving, two radiators, serving hatch to the kitchen and feature brick-built fireplace with gas fire:

Bedroom One

14'6" x 10'11"

Window to front aspect, ceiling light points, wall mounted light point, coving and radiator.

Bedroom Two

11'5" x 10'9"

Windows to front aspect, ceiling light point, wall mounted light point, coving and radiator.

Bathroom

Obscured window to side aspect, ceiling light point, fully tiled walls, radiator, tiled flooring, airing cupboard with water cylinder and a fitted suite comprising: panelled bath with wall mounted shower over, low-level flush w.c. and wash hand basin.

Garden

The Rear Garden is accessible via the Kitchen with a paved seating area leading to a lawned area with planted borders to sides, shed for storage and pedestrian side access to the garage.

Garage

18'4" x 8'2"

Double doors to front aspect, and single door opening to rear garden.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is D.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Auction Conditions Of Sale

Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

The auction will be held on Tuesday 3rd November 2026 commencing at 6pm at Alderson House, Warwick CV34 4AX

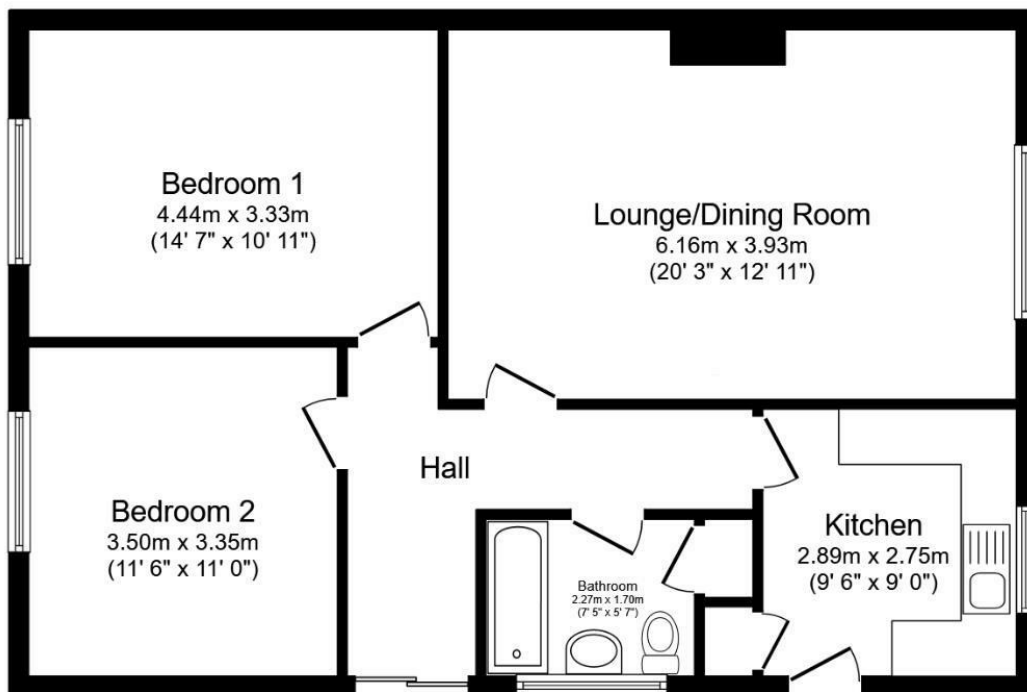
Solicitor: Moore and Tibbits, 3rd Floor, Westgate House, Market St, Warwick CV34 4DH. 01926 491181

Contact: Bethan Rolland - BethanR@moore-tibbits.co.uk. 01926 478014

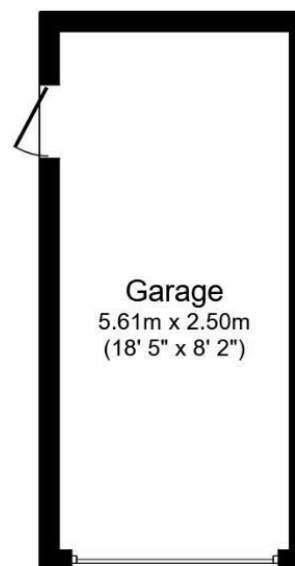
Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.





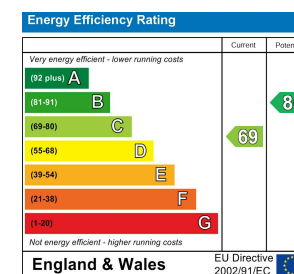
Ground Floor



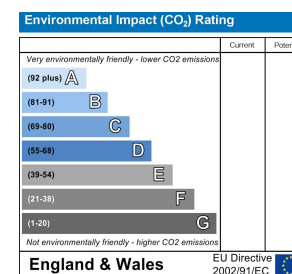
Garage

Total floor area: 86.5 sq.m. (931.5 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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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Guidance to Buying At Auction

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and therefore should ensure that he has the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. . The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Unsold Lots

If you wish to register your interest or submit a post auction offer on any unsold Lot, please speak directly to James Hawkesford if you are bidding in the room, or phone 01926 438122 or email: JMH@hawkesford.co.uk

Note Bene

The above property will be offered for sale by Public Auction subject to Reserve, prior sale and conditions. The Contract and Conditions will be available at the office of the Auctioneers together with the Vendors Solicitors for a period of seven days prior to the auction sale. The Contract and Conditions of sale will be available at the place of auction for inspection but will not be read. All interested parties should fully satisfy themselves as to their financial position to proceed before making any bids.

Hawkesford Estate Agents
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01926 411 480 warwick@hawkesford.co.uk

