



Connells

Heathcote Road
Whitnash Leamington Spa

Heathcote Road Whitnash Leamington Spa CV31 2NQ

for sale guide price
£200,000



Property Description

Situated on the ever-popular Heathcote Road, this extended family home offers versatile living space arranged over three floors, with a private driveway and enclosed rear garden.

Upon arrival, stairs lead up to the front door which opens into a generous entrance hallway. This impressive space could easily be utilised as a reception room, study, or additional seating area. From here, there is access to a guest cloakroom, useful storage cupboard, and stairs rising to the first floor. A door opens through to the bright and spacious lounge/diner, complete with a large bay window to the side, additional window to the front, and access into a porch with a secondary entrance leading out to the driveway. The lounge/diner flows into a well-proportioned kitchen/breakfast area, creating the ideal setting for family life and entertaining. From the lounge, stairs also lead down to the lower ground floor which offers excellent versatility. This level includes a large utility room, a second lounge, and doors giving direct access to the rear garden.

To the upper floor, there are three bedrooms. The principal bedroom benefits from an en-suite shower room, the second bedroom features a wash hand basin and WC, and there is a third bedroom as well as a separate shower room. Externally, the property enjoys a private rear garden with a patio area, walled section and steps rising to a lawn with established shrubs and fenced boundaries, plus a rear gate.

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

Having two entrances one to the side of the property leading to the driveway which gives access to the porch area, the second entrance which is accessed from Heathcote Road which has stairs leading up to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor a built-in storage cupboard, guest cloakroom and a door leading to the lounge/diner.

Downstairs Cloakroom

Housing the central heating boiler. Fitted with a wash hand basin and low level W/C.

Lounge/Diner

15' 4" max x 18' 6" max (4.67m max x 5.64m max)

Generously sized, light and airy lounge/diner. Consisting of two radiators, a double glazed window to front elevation, a double glazed bay window to side elevation, a door leading to the side porch giving access to the driveway and a door leading to the kitchen and the basement.

Kitchen

9' 9" x 11' 4" (2.97m x 3.45m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. There is an integrated double electric oven and gas hob with cooker hood over, whilst providing space for a dishwasher and space for an under counter fridge. With a radiator, tiled flooring and a double glazed window to rear elevation.

Utility Room

10' x 10' (3.05m x 3.05m)

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for a washing machine, space for a tumble dryer and space for a fridge/freezer. Having a radiator and opening through to the second lounge.

Basement/Reception Room

15' 5" x 9' 5" (4.70m x 2.87m)

Being used as a second living room having a radiator and French doors leading to the garden.

First Floor Landing

The stairs lead from the entrance hallway There is access to the boarded loft and doors to all bedrooms and the shower room.

Master Bedroom

15' 1" into bay x 9' 9" (4.60m into bay x 2.97m)

Generously sized, having a radiator, carpets and a bay window to the side.

Bedroom Two

8' 4" max x 12' 2" max (2.54m max x 3.71m max)

Double bedroom with a radiator, a double glazed window

to side elevation and a door to;

En-Suite

Three piece suite fitted with a wash hand basin with vanity unit, a corner shower and a low level W/C and a window to the rear elevation.

Bedroom Three

10' 7" x 11' 9" (3.23m x 3.58m)

Double bedroom having a radiator and a double glazed window to front elevation and a door leading into;

W/C

Having low level W/C & wash hand basin.

Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, a shower cubicle and a low level W/C. and a window to the rear elevation.

Rear Garden

Being accessed from the lounge in the lower ground floor, having a paved patio area with steps leading up to a lawned area with has fence panels to the borders and a gate leading out to the side.

Parking

Driveway to the front providing off road parking for two cars.

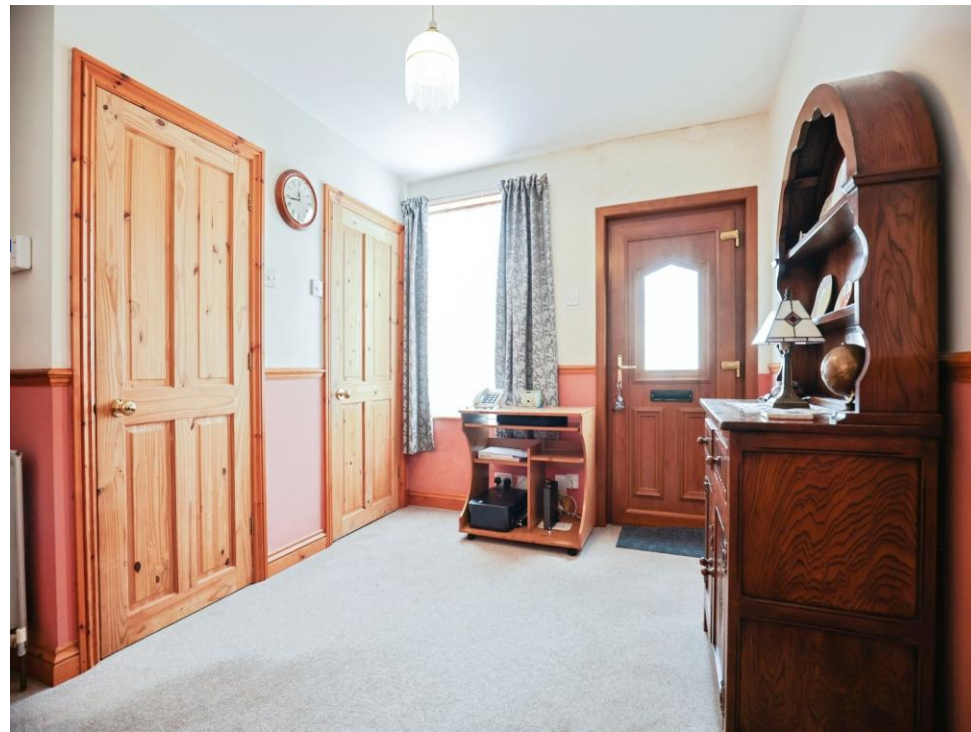
Seller's Comments

Some of the benefits of living at Heathcote Rd are that we have excellent amenities all within walking distance, including good schools. The community is very friendly with a strong community spirit. The property itself is homely and spacious with the large basement being of great benefit in the recent heat waves.

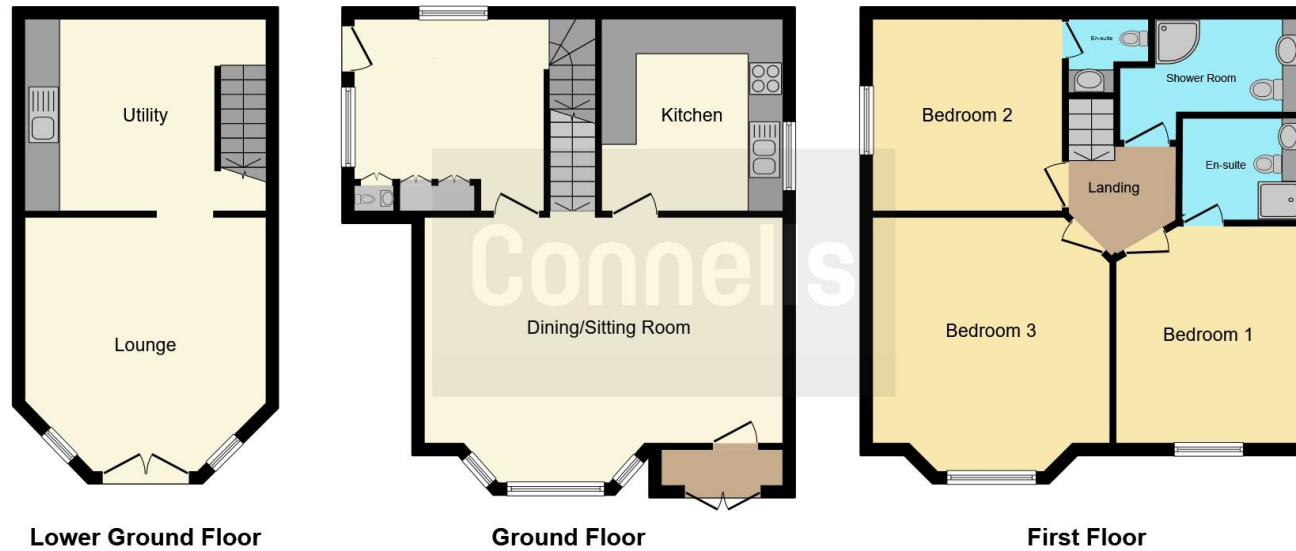
Agent's Note

We have been unable to verify if Building Regulation Certification was provided for the extension and conversions to the property (planning permission was granted). We ask that you make enquiries to satisfy yourself and seek guidance from your conveyancer.









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.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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