



**Connells**

Wackrill Drive  
Leamington Spa



# Wackrill Drive Leamington Spa CV32 7UP

for sale guide price  
**£180,000**



## Property Description

Located in the popular area of Lillington, Leamington Spa, this mid-terrace property, offered for sale with no onward chain, presents an excellent opportunity for buyers looking to modernise and add value.

The property is approached via a driveway to the front, leading to the entrance hallway, with stairs rising to the first floor. To the right is the lounge, a light and airy space benefitting from windows to both the front and rear aspects, allowing plenty of natural light throughout the day.

To the left of the hallway is the kitchen diner, offering good potential to create a modern open and sociable space. From here, access leads into a lean-to, currently utilised as a utility area, which provides a door to the rear garden as well as a door to the front of the property.

The property requires modernisation throughout, making it an ideal project for first-time buyers, investors, or those looking to personalise a home to their own taste. Early viewing is recommended to appreciate the potential on offer.

## 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

Via driveway leading to the front door.

## Entrance Hallway

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

## Lounge

15' x 10' 6" ( 4.57m x 3.20m )

Spacious, dual aspect lounge consisting of two radiators, a gas feature fire place with back boiler and double glazed windows to front and rear elevations.

## Kitchen

15' x 11' 3" ( 4.57m x 3.43m )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances, with a radiator, a double glazed windows to front and rear elevation and door to the utility/lean to.

## Utility/Lean To

Having power, door giving access to the front driveway and rear garden

## First Floor

### Landing

The stairs lead from the hallway. There is an airing cupboard housing the immersion heater and doors to all bedrooms and the family bathroom.

### Bedroom One

12' 9" x 9' 2" ( 3.89m x 2.79m )

Double bedroom having built-in wardrobes, a radiator and two double glazed windows to front elevation.

### Bedroom Two

7' 2" min x 10' 7" max ( 2.18m min x 3.23m max )

Double bedroom having built-in wardrobes, a radiator and a double glazed window to front elevation.

### Bedroom Three

7' 3" x 9' 6" ( 2.21m x 2.90m )

Having carpets and a window to the rear elevation.

## Bathroom

Three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having a heated towel rail and a double glazed window to rear elevation.

## Outside

### Rear Garden

Good sized garden being mainly laid to lawn offering great potential to add your own stamp.

## Parking

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





**Ground Floor**



**First Floor**

Total floor area 95.6 m<sup>2</sup> (1,029 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)

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To view this property please contact Connells on

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EPC Rating: Council Tax  
 Awaited Band: B

**view this property online [connells.co.uk/Property/SPA314962](http://connells.co.uk/Property/SPA314962)**

Tenure: Freehold



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