



Connells

High View Road
Leamington Spa

High View Road Leamington Spa CV32 7JB

for sale guide price
£400,000



Property Description

Situated in the highly desirable area of North Leamington Spa, this beautifully presented and immaculately maintained three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for families and professionals alike. The property is conveniently located within easy reach of North Leamington School, Lillington Primary School, local amenities, and excellent transport links.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable living room, a separate dining room, and a stunning open-plan L-shaped kitchen/dining area, creating the perfect space for modern family living and entertaining. A utility room and cloakroom complete the ground floor accommodation.

To the first floor are two generous double bedrooms and a well-appointed family bathroom. The spacious principal bedroom further benefits from a dedicated dressing area, providing additional storage and convenience.

The second floor has been thoughtfully converted to create a versatile landing/study area and a third double bedroom, offering ideal space for a growing family, guests, or home working.

Externally, the property enjoys a beautifully landscaped rear garden, perfect for outdoor relaxation and entertaining. Further benefits include a garage and driveway parking. A deceptively spacious and beautifully presented family home, offering generous accommodation throughout and enjoying a highly sought-after position in North Leamington Spa.

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

Set back from the road behind the driveway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, a radiator and doors to the lounge and the kitchen diner.

Lounge

Spacious, light and airy lounge consisting of a radiator and a double glazed window to front elevation.

Dining Room

There is a vertical radiator and a door leading to the kitchen.

Kitchen Diner

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include a Neff electric oven, Neff electric hob with cooker hood over and a slimline dishwasher, fitted under counter fridge. Featuring a lantern roof and comprising a breakfast bar, two radiators, one being vertical, a built in and French doors leading out to the garden.

Utility Room

Fitted with base units with work surfaces over, providing space for a washing machine and having a radiator and doors to the rear, downstairs cloakroom and the garage.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator and a double glazed window to rear elevation.

First Floor Landing

The stairs lead from the hallway. There is a double glazed window to side elevation and doors to bedroom one and two, as well as the family bathroom. With stairs rising to the second floor.

Master Bedroom

A spacious double bedroom with radiator and double-glazed window to the front elevation. An archway leads through to what was originally the third bedroom and is now utilised as a dressing room.

Dressing Area

Benefitting from storage cupboard over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bedroom Two

Double bedroom with a radiator, a double glazed window to rear elevation and a cupboard housing the gas central heating boiler.

Bathroom

Four piece suite fitted with a wash hand basin with vanity unit, bath with mixer taps, separate shower cubicle and a low level W/C. Having partly tiled walls, a fitted towel rail and double glazed windows to side and rear elevations.

Second Floor

Leading to the study/home office area.

Study Area

An ideal space for a home office. With fitted storage, a radiator, skylight to the rear and a door leading to the third bedroom.

Bedroom Three

Double bedroom benefitting from ample storage into the eaves, a radiator and a double glazed velux window to rear elevation.

Rear Garden

Sunny South-west facing garden being mainly laid to lawn and fence enclosed with a patio area.

Parking

Driveway providing off road parking for two cars.

Garage

Single integral garage having power, light and an up and over door.

Solar Panels

The property benefits from solar panels which are owned outright by the current owners.









Total floor area 131.7 m² (1,417 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

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EPC Rating: C Council Tax
Band: D

Tenure: Freehold

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Property Ref: SPA315393 - 0004