



**Connells**

Hazel Close  
Leamington Spa

# Hazel Close Leamington Spa CV32 5XL

for sale guide price  
**£300,000**



## Property Description

A fantastic opportunity to acquire a semi-detached family home located in the ever popular North Leamington Spa. Offering excellent potential throughout, the property would benefit from some modernisation but stands on a generous plot that lends itself to extension or reconfiguration (subject to the usual planning permissions).

To the front, the home boasts a driveway and carport, with access via the side door into a welcoming entrance hallway. The ground floor features an open-plan lounge/diner, providing a bright and sociable living space, along with a separate kitchen that flows through to a dining area and a useful utility room housing the downstairs W/C. Completing the ground floor is a versatile garden room with doors opening directly onto the rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms, with bedroom two benefitting from built-in wardrobes. There is also a family bathroom and a separate W/C.

Outside, the property enjoys a fantastic, private rear garden mainly laid to lawn and offering exceptional scope for landscaping or future development.

Being sold with no onward chain, this property presents an exciting opportunity for buyers looking to create a wonderful family home in a sought after location.

## 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 a driveway providing off street parking with a carport also to the side of the property and access through the front door.

## Entrance Hallway

With a door leading into the lounge

## Lounge Diner

23' 4" max x 12' 4" max ( 7.11m max x 3.76m max )

Generously sized, light and airy lounge consisting of an electric feature fire place, two radiators and a double glazed window to front elevation with a door leading through to the kitchen.

### Kitchen

6' 9" x 12' 3" ( 2.06m x 3.73m )

Fitted with wall and base units with complementary work surfaces over understairs storage cupboard and a door leading into a second reception room.

### Dining Room

8' 8" x 14' ( 2.64m x 4.27m )

Having laminate flooring and a door leading through to the utility and garden room and also having a door to the carport.

### Garden Room

Having sliding doors leading from the dining room and doors which allow access to the garden.

### Utility Room

Having space for washing facilities, window to the front and rear elevation and a door leading into the W/C.

### W/C

Having low level W/C and a window to the rear elevation.

### First Floor

#### Landing

The stairs lead from the lounge. There is a cupboard housing the combi-boiler, access to the loft and a double glazed window to side elevation. With doors to all bedrooms and the bathroom and the separate W/C.

### Bedroom One

9' 4" x 12' 9" ( 2.84m x 3.89m )

Double bedroom with a double glazed window to front elevation.

### Bedroom Two

13' 6" x 9' 4" ( 4.11m x 2.84m )

Double bedroom with a double glazed window to rear elevation and fitted wardrobes.

### Bedroom Three

9' 4" x 7' 5" ( 2.84m x 2.26m )

With a double glazed window to front elevation.

### Bathroom

Fitted with a two piece suite and a window to the rear elevation.

### Separate W/C

Fitted with a low level W/C.

### Outside

### Rear Garden

Private rear garden with scope for extension subject to planning permission, mainly laid to lawn with fence panels to the borders and a gate which leads to the carport.

### Parking

Having a driveway to the front which leads to a carport.

### Carport

### Garage

Having an up and over door. Connells advise an internal inspection of the garage is yet to be carried out.

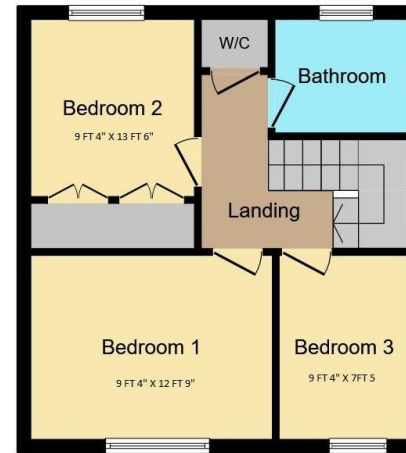








**Ground Floor**



**First Floor**

Total floor area 106.8 m<sup>2</sup> (1,150 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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EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SPA315127](http://connells.co.uk/Property/SPA315127)**



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Property Ref: SPA315127 - 0008