



Connells

Charnwood Way
Leamington Spa



Property Description

This property presents an excellent opportunity for buyers seeking a full renovation project, offering great potential to create a fantastic home.

To the front, the property benefits from a driveway providing off-road parking, leading into an entrance hallway with stairs rising to the first floor. To the rear, there is a kitchen and a lounge positioned to the left, both offering scope for modernisation and reconfiguration.

Upstairs, the property comprises two generously sized bedrooms. One of the bedrooms was previously divided into two separate rooms and could easily be converted back, subject to requirements, providing flexible accommodation, there is also a bathroom.

Externally, there is a garden to the rear, along with the added benefit of a garage located en bloc.

The property is offered for sale with no onward chain, making it an ideal purchase for investors or buyers looking to take on a rewarding project

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 a driveway to the front leading to the front door.

Entrance Hallway

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

Lounge

19' x 10' 8" (5.79m x 3.25m)

Spacious bay-fronted lounge, with a door to the kitchen and sliding doors to the lean to.

Lean To

With French doors leading to the garden.

Kitchen

11' 6" x 8' 8" (3.51m x 2.64m)

Providing space for wall and base units as well as appliances. A door to the lean to and a window to rear elevation.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard and doors to all both bedrooms and the family bathroom.

Bedroom One

9' 1" x 17' 2" (2.77m x 5.23m)

Generously sized double bedroom having three double glazed windows to front elevation.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

Double bedroom with a window to rear elevation.

Bathroom

Having a window to rear elevation.

Outside

Rear Garden

Fully fence enclosed garden.

Parking

Having a driveway to the front.

Garage

Garage En-Bloc with an up and over door.





Ground Floor



First Floor

Total floor area 78.0 m² (839 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



To view this property please contact Connells on

T 01926 881 441
E leamingtonspa@connells.co.uk

7-8 Euston Place
 LEAMINGTON SPA CV32 4LL

EPC Rating: E Council Tax Band: C

view this property online connells.co.uk/Property/SPA314432

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SPA314432 - 0003