



Connells

Cobden Avenue
Leamington Spa

Cobden Avenue Leamington Spa CV31 1YF

for sale guide price
£270,000



Property Description

This attractive three-bedroom semi-detached family home is offered to the market with no onward chain, presenting an excellent opportunity for first-time buyers, families, or investors alike.

The property enjoys a driveway to the front providing off-road parking and opens into a welcoming entrance hallway. Positioned at the front of the home is a well-appointed kitchen, while the spacious lounge to the rear offers a comfortable living space, complete with a useful storage cupboard and direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms and a family bathroom, providing practical accommodation for modern family living.

Outside, the property benefits from a private rear garden featuring both lawn and patio areas, ideal for relaxing or entertaining. A rear access door leads directly into the garage, which is situated behind the property and benefits from an additional driveway, providing further off-road parking.

Conveniently located in a popular residential area of Leamington Spa, the property is well placed for local amenities, schools, transport links, and the town centre.

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 rear and front of the property giving access to the garage and front door.

Entrance Hallway

With stairs rising to the first floor and a door leading into the kitchen and lounge.

Kitchen

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit and a window to the front elevation.

Lounge

Spacious lounge consisting of a radiator, laminate flooring, storage cupboard, window to the rear and a patio door leading into the rear garden.

First Floor

Landing

The stairs lead from the entrance hallway, There is an airing cupboard and doors to all bedrooms and the family bathroom.

Bedroom One

Double bedroom having a radiator and a double glazed window to rear elevation.

Bedroom Two

Double bedroom with a radiator and a double glazed window to front elevation.

Bedroom Three

With a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having partly tiled walls, a radiator and a double glazed window to front elevation.

Outside

Rear Garden

Accessed from the lounge into the garden which is mainly laid to lawn having a paved patio area and fence panels to the borders with a door giving access to the garage and a side gate leading to the front of the property.

Parking

Driveway at the front and providing off road parking for two cars.

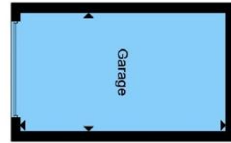
Garage

Having up and over door and a door leading into the garden.

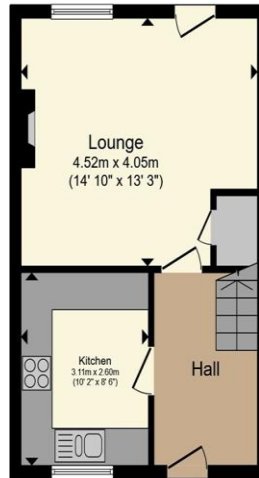




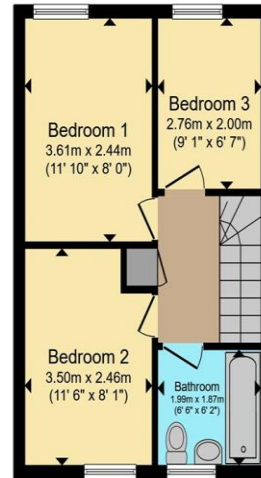




Garage



Ground Floor



First Floor

Total floor area 65.8 m² (708 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

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7-8 Euston Place
LEAMINGTON SPA CV32 4LL

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315463



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.

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