



Connells

Sudbury Close
Leamington Spa

Sudbury Close Leamington Spa CV32 7PR

for sale guide price
£185,000



Property Description

Located in a popular North Leamington cul-de-sac, this three-bedroom mid-terrace home presents an excellent opportunity for buyers looking to create their ideal home. Requiring full renovation throughout, the property offers fantastic potential and is available with no onward chain.

The accommodation briefly comprises a spacious entrance hallway, a well-proportioned lounge, a kitchen dining room, and a sun room overlooking the rear garden.

To the first floor, there are three well proportioned sized bedrooms, a family bathroom, and a separate W.C.

Outside, the property benefits from a private rear garden, providing a great space for landscaping opportunities. The home is situated in a quiet residential cul-de-sac with on-street parking available nearby.

Conveniently positioned within sought-after North Leamington Spa, the property is ideally located for local schools, amenities, and transport links, making it an excellent prospect for first-time buyers, investors, or those seeking a renovation project with significant potential.

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

Located in a quiet North Leamington cul-de-sac the property is set back from the road behind the fore garden with a pathway to the front entrance.

Entrance Hallway

Spacious entrance hallway with stairs rising to the first floor and under stairs storage space a radiator and doors to the lounge and kitchen/diner.

Lounge

Spacious lounge consisting of a feature fire place, a radiator, a double glazed window to front elevation and a door to the kitchen/diner.

Kitchen/Diner

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a stainless steel sink and drainer unit. Housing the wall-mounted boiler and providing space for white goods. Comprising a larder cupboard, a radiator, a double glazed window to rear elevation and sliding doors leading to the Conservatory.

Conservatory

Having windows to side and rear elevation as well as door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is an airing cupboard housing the hot water tank, a built-in storage cupboard, a radiator and access to the loft. With doors to all bedrooms, the family bathroom and separate W/C.

Bedroom One

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

Bedroom Two

Double bedroom having a radiator and a

double glazed window to front elevation.

Bedroom Three

With a fitted wardrobe over the stair bulkhead, a radiator and a double glazed window to front elevation.

Bathroom

Two piece suite fitted with a wash hand basin and a bath with mixer taps and shower over. Having fully tiled walls, a radiator and a double glazed window to rear elevation.

Separate W/C

Fitted with a low level W/C and a double glazed window to rear elevation.

Outside

Rear Garden

To the rear is a good size enclosed garden, offering opportunity for buyers to redesign and personalise the outdoor space with a small outbuilding providing useful storage.

Parking

On street.

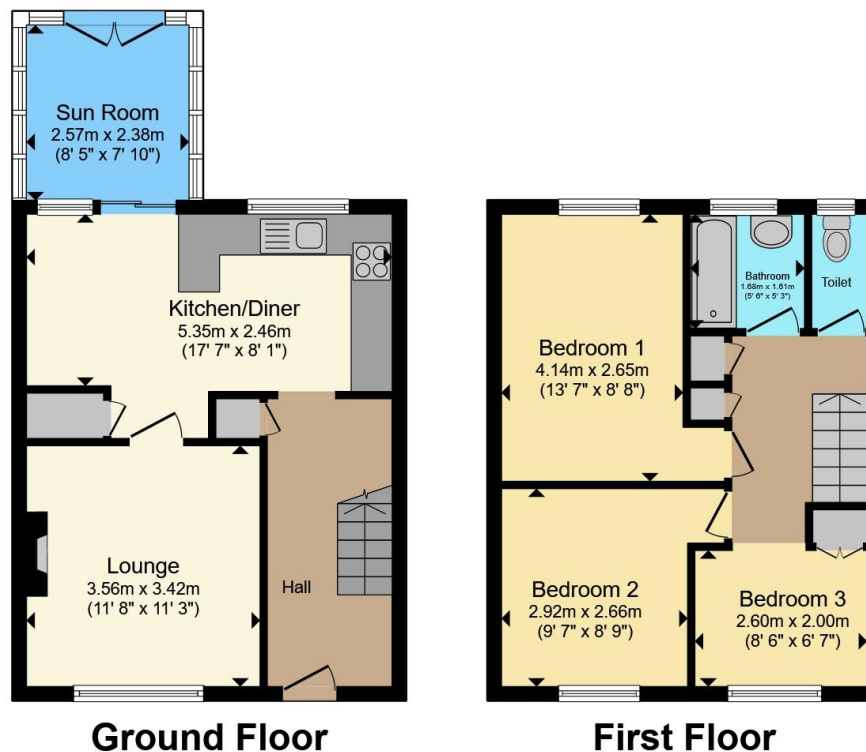
Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 80.7 m² (868 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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LEAMINGTON SPA CV32 4LL

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SPA314480



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