

WHITNASH ROAD, LEAMINGTON SPA CV31 2HF



**A TWO BEDROOM DETACHED BUNGALOW BEING SOLD BY PUBLIC AUCTION
ON TUESDAY FEBRUARY 25TH 2025**

- NO CHAIN
- AUCTION
- DETACHED
- TWO BEDROOMS
- FRONT AND BACK GARDENS
- GARAGE AND DRIVEWAY WITH OFF ROAD PARKING FOR MULTIPLE CARS
 - KITCHEN
 - LIVING ROOM
 - BATHROOM
 - GARDEN ROOM

2 BEDROOMS

AUCTION GUIDE £225,000

A two bedroom detached bungalow, being sold by public auction on February 25th at the Warwick Arms Hotel.

The property is located on the popular Whitnash Road and whilst in need of modernisation, has bundles of potential and scope for improvement.

Front

There is ample driveway parking giving access to garage with a fore garden. Nice view towards St Margaret's Church. The property is approached via driveway parking leading to UPVC frosted door leading to

Porch Area

Door leading into entrance hallway.

Kitchen 10'6" x 7'2" (3.22 x 2.20)

With a double glazed window to the side aspect and light point.

Lean to Area 11'5" x 7'11" (3.50 x 2.42)

Access into garage integrally and patio door leading to garden area..

Living Room 17'10" x 10'7" (5.44 x 3.25)

With double glazed windows to side and front aspect and light points.

Bedroom One 13'1" x 10'7" (4.008 x 3.25)

Double glazed window to the rear aspect and light point.

Bedroom Two 9'9" x 8'9" (2.99 x 2.69)

Double glazed window to the rear aspect and light point.

Bathroom

With a double glazed window to the side aspect, light point, bath, sink and WC.

Garden Room

Access via the garden.

Garden

Laid to patio.

Garage 16'0" x 7'11" (4.90 x 2.42)

Access from the lean to and front driveway.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property. In terms of phone networks O2, Vodafone and EE are within the area, Three is not available.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is D.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Auction Conditions Of Sale

Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

The auction will be held on Tuesday 25th February 2025 commencing at 6pm at The Warwick Arms Hotel, Warwick CV34 4AT

Solicitor: Anthony Bloom of Richard Pearlman LLP, Patman House, 23 - 27 Electric Parade, George Lane, London E18 2LS. email: ahb@rpandco.com

Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.

Guidance to Buying At Auction

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and

therefore should ensure that he has the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

There may be additional costs listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. These additional costs will be payable to the seller's solicitor on Completion. You must read the Legal Pack carefully before bidding.

Unsold Lots: If you wish to register your interest or submit a post auction offer on any unsold LOT, please speak directly to James Hawkesford if you are in the bidding room, or phone 01926 438122, or email jmh@hawkesford.co.uk



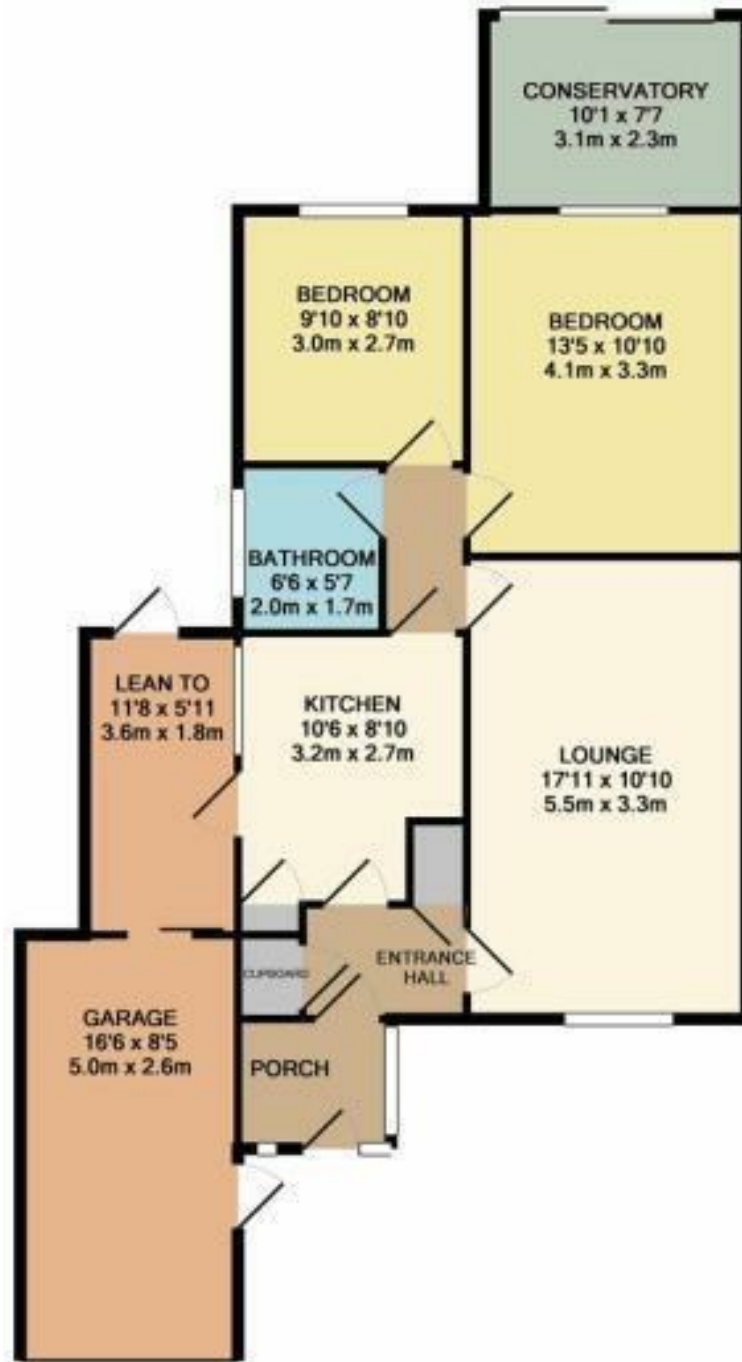












TOTAL APPROX. FLOOR AREA 927 SQ.FT. (86.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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