

**LEE ROAD, LEAMINGTON SPA CV31 3JQ**



**A THREE BEDROOM SEMI DETACHED HOUSE WITH NO CHAIN.**

- Three Bedroom Semi Detached
- Open Plan Living/Dining Room
  - Kitchen
  - Bathroom
- Good Sized Garden
  - No Chain
- Local schools nearby
  - New Boiler
- Walking distance to town and train station.
- Being sold via auction 20th May at Alderson House, Warwick

**3 BEDROOMS**

**AUCTION GUIDE £195,000**

For sale by public auction this three bedroom semi detached house, with plenty of potential and a spacious garden.

The property is located within a short walk of Leamington train station and town centre as well as very close proximity to local schools.

Whilst the property is in need of full modernisation throughout, it has had a new boiler recently installed.

**Lounge 10'4" x 9'1" (3.16 x 2.79)**

**Dining Room 11'8" x 10'5" (3.56 x 3.18)**

**Kitchen 8'9" x 6'6" (2.68 x 1.99)**

**Bedroom One 11'7" x 9'10" (3.55 x 3.02)**

**Bedroom Two 11'8" x 11'7" (3.57 x 3.54)**

**Bedroom Three 7'9" x 6'0" (2.37 x 1.85)**

**Bathroom 7'10" x 6'11" (2.39 x 2.11)**

### **Outside**

To the Front: hard landscape providing parking

To the rear: large rear garden with outside store

### **Tax Band**

Council Tax Band "C" from Warwick District Council

### **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.

### **General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

### **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.

**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 430553

**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 Wednesday 20th May at 6pm at Alderson House, 23 High Street, Warwick CV34 4AX

Solicitor: Blythe Liggins Solicitors, Edmund House, Rugby Road, Leamington Spa CV32 6EL. Contact Nick Watts, email: [ndw@blytheliggins.co.uk](mailto:ndw@blytheliggins.co.uk) Tel: 01926 884751

**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 bidding in the room, or phone 01926 438122 or email: [JMh@hawkesford.co.uk](mailto:JMh@hawkesford.co.uk)

**Note Bene**

The above property will be offered for sale by Public Auction subject to Reserve, prior sale and conditions. The Contract and Conditions will be available at the office of the Auctioneers together with the Vendors Solicitors for a period of seven days prior to the auction sale. The Contract and Conditions of sale will be available at the place of auction for inspection but will not be read. All interested parties should fully satisfy themselves as to their financial position to proceed before making any bids.



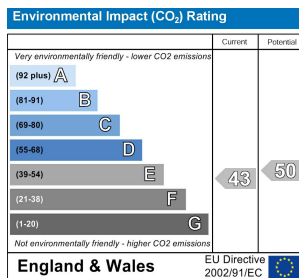
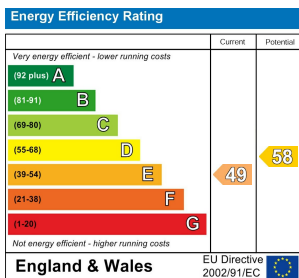












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