

Connells

Ranelagh Terrace
Leamington Spa

Ranelagh Terrace
Leamington Spa CV31 3BS

for sale guide price
£180,000







Property Description

Located within close proximity to Leamington Spa town centre and the train station, this charming three-bedroom Victorian terrace offers spacious accommodation arranged over two floors and is being offered for sale with no onward chain.

The property is entered via a front door leading into the entrance hallway, with stairs rising to the first floor. To the front of the property is a bright and welcoming lounge featuring a bay window, while beyond lies a separate dining room, creating an ideal space for family living and entertaining. The dining room also benefits from a useful storage cupboard and provides access to the kitchen.

To the rear of the property, the kitchen offers access to the courtyard garden and leads through to the ground-floor bathroom.

On the first floor, there are three bedrooms, providing flexible accommodation for families, professionals, or those working from home.

Outside, the property enjoys a low-maintenance, south-facing courtyard garden, predominantly paved and benefiting from rear access, making it an ideal space for relaxing or entertaining during the warmer months.

Ideally situated within walking distance of the town centre, local amenities, parks, and excellent transport links, this property presents an excellent opportunity for first-time buyers, families, and investors alike.

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.

Location

Situated in a highly convenient central Leamington Spa location, Ranelagh Terrace offers easy access to a wide range of amenities including shops, cafés, restaurants, supermarkets and leisure facilities, all within walking distance of the town centre. The property is well placed for families, with several well-regarded primary and secondary schools nearby, including Shrubland Street Community Primary School and other popular schools within the Leamington area. Leamington Spa Railway Station is just a short walk away, providing direct services to Birmingham, Coventry and London Marylebone, while excellent road links via the A452, A425, M40 and nearby Warwick make commuting straightforward. Attractive green spaces, including Jephson Gardens and Pump Room Gardens, are also close by, offering plenty of opportunities for recreation and outdoor leisure.



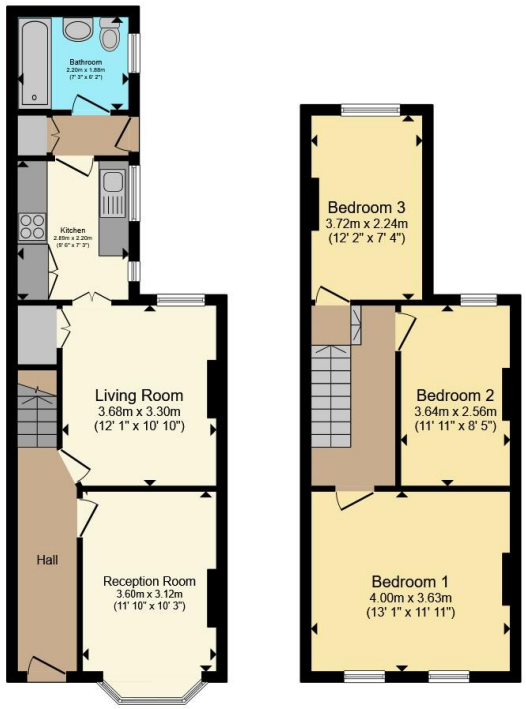












Total floor area 81.4 m² (876 sq.ft.) approx

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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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: B

Tenure: Freehold

view this property online connells.co.uk/Property/SPA315761

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.