





Property Description

Connells are delighted to bring to market this 2-BEDROOM END OF TERRACE PROPERTY. Ideally situated within the sought after market town of Southam. The property briefly comprises of an entrance hall, kitchen, dining room, lounge, landing, TWO BEDROOMS, bathroom, enclosed REAR GARDEN and off street parking.

The well regarded historic market town of Southam offers rural community living with the advantages of amenities, popular primary schools and the well renowned Southam College. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1 and is ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London in under 50 minutes.

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 £300 inc VAT towards the preparation cost of the pack.

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

Front entrance door.

Entrance Hall

From front door opening to the kitchen, door to dining room and stairs to the first floor.

Kitchen

12' 4" x 6' 6" (3.76m x 1.98m)

Glazed window to the front aspect. Fitted kitchen with a range of wall and base units with work surface over with sink and mixer tap with tiled splash back. Space for fridge/freezer and free standing cooker and a radiator.

Dining Room

12' x 9' 6" (3.66m x 2.90m)

Wood style flooring, radiator and opening to the lounge.

Lounge

13' 4" x 11' 9" (4.06m x 3.58m)

Glazed window to the rear aspect and glazed door leading out to the garden. Wooden style flooring and a radiator.

Landing

Stairs rising from the ground floor. Upstairs briefly comprises of two bedrooms and a bathroom.

Bedroom One

13' 3" x 11' 10" (4.04m x 3.61m)

This generously sized double room has a glazed window to the rear aspect, a radiator and carpet to the floor.

Bathroom

A part tiled fitted suite comprises a panel bath with a shower over. Low level WC, wash hand basin, a radiator and an airing cupboard.

Bedroom Two

12' 3" maximum x 12' maximum (3.73m maximum x 3.66m maximum)

Glazed window to the front aspect. Carpet to floor and a radiator.

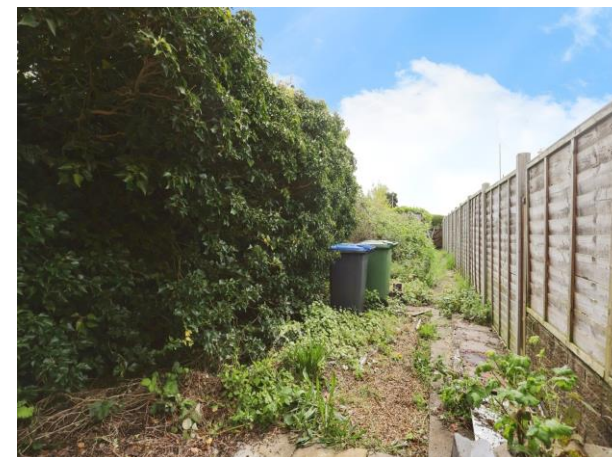
Rear Garden

Enclosed fenced garden with mature shrubs and patio.

Parking

Allocated parking to the rear of the property.





Awaiting Photograph

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.focalagent.com

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: E

view this property online connells.co.uk/Property/STH104435

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH104435 - 0005