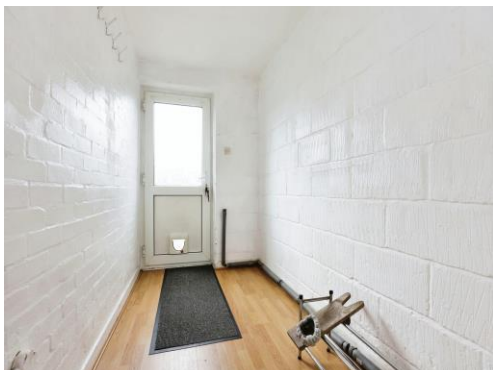




Connells

Hampden Court
Temple Herdewyke Southam



Property Description

This small rural village is located on the outskirts of Gaydon, Kineton, Lighthorne and nearby to Kineton Marborough Connells are delighted to bring to market this well-presented TWO DOUBLE BEDROOM MID-TERRACED HOME ideally situated within the popular village of Temple Herdewyke. The property briefly comprises of an entrance hall, lounge-diner, kitchen, landing, TWO GENEROUSLY SIZED BEDROOMS, shower room, PRIVATE REAR GARDEN and allocated parking space.

The quaint village of Temple Herdewyke is located on the outskirts of Gaydon, Kineton, Lighthorne and nearby to Kineton Marborough Barracks and Jaguar Land Rover sites. Temple Herdewyke offers a primary school and nursery which is part of the Warwickshire local authority, just off the B4100 Warwick to Banbury road. Conveniently situated for Southam, Leamington Spa, Warwick and Banbury where you will find excellent additional shopping facilities. Travel links are great, with easy access to the M40, trains from Leamington Spa, Coventry, Rugby and Banbury into London or Birmingham. The historic market town of Southam provides a selection of supermarkets, a post office, library, primary schools and highly regarded Southam College, restaurants and public houses.

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

Fully laid lawn with pathway leading to the front door.

Lounge

14' 7" x 13' 11" (4.45m x 4.24m)
Wood effect laminate flooring, log burner and fireplace, electric heater. Double glazed window to the rear aspect.

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)
Fitted kitchen, wall and base units, worktops, Space for electric cooker, part tiled walls, space and plumbing for a washing machine and laminate flooring. Double glazed window to the front and opening to the rear lobby.

Lobby

Door leading out to rear garden.

First Floor Landing

Stairs from the hallway giving access to bedrooms, shower room and airing cupboard.

Bedroom One

13' 11" x 8' 11" (4.24m x 2.72m)
Built in wardrobe, electric heater, access to loft space and double glazed window overlooking the garden.

Bedroom Two

13' 11" x 8' 9" (4.24m x 2.67m)
Built in wardrobe, electric heater and double glazed window overlooking the garden.

Shower Room

Fitted suite with shower cubic and shower, wash hand basin, extractor fan and double glazed window to the front aspect.

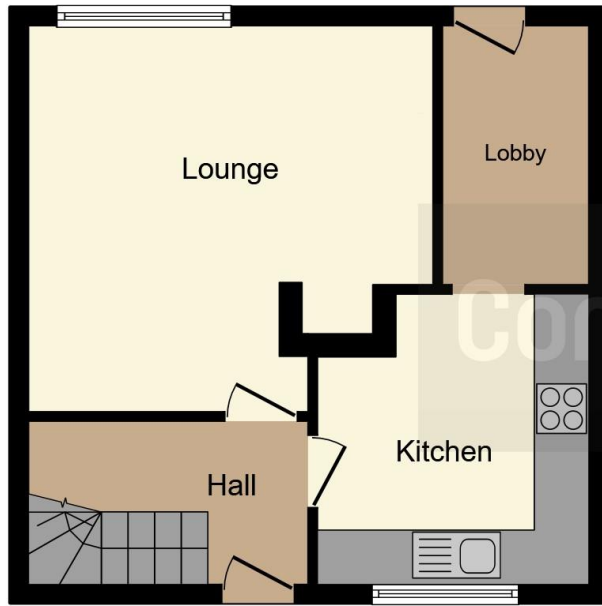
W/C

Low level WC and double glazed window to the front aspect.

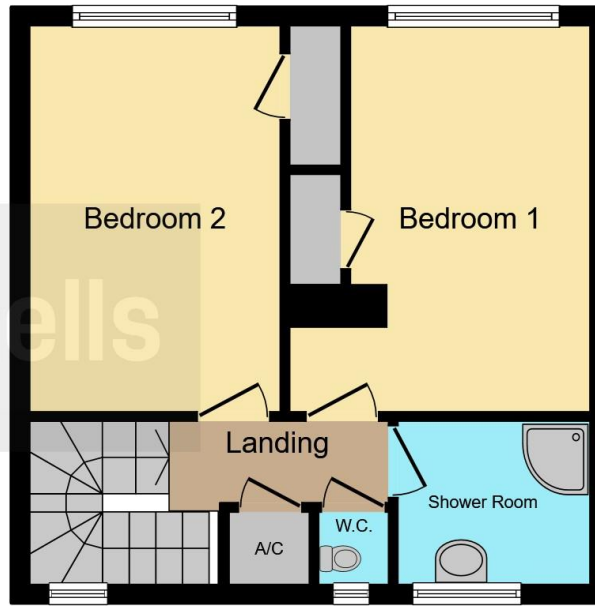
Rear Garden

Enclosed fenced rear garden with paved patio mainly laid to lawn with two flower beds. Access to the rear allocated parking space via gated access.





Ground Floor



First Floor



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/STH104438

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: STH104438 - 0005