



Connells

The Greaves Way
Bishops Itchington Southam

The Greaves Way Bishops Itchington Southam CV47 2PY

for sale guide price
£175,000



Property Description

Spacious three bedrooms semi-detached house for sale on Greaves Way, Bishops Itchington.

Bishops Itchington is a charming village with a strong sense of community, offering a range of local amenities, including shops, schools and pubs. The property is conveniently located close to Southam, with its vibrant town centre and transport links.

Offered for sale with no onward chain, the property consists of; hallway, spacious lounge, separate dining room, kitchen and lean to. The first floor incorporated three well-proportioned bedrooms and the family bathroom.

Externally there is a low maintenance garden.

An excellent investment opportunity or first time buy!

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.

Approach

Via steps leading up to the front door.

Hallway

With a door leading to the lounge.

Lounge

10' x 14' (3.05m x 4.27m)

Spacious, light and airy lounge having an

electric feature fire place, electric Storage heater, a window to front elevation and a door to the dining room.

Dining Room

13' x 6' 11" (3.96m x 2.11m)

With stairs rising to the first floor, electric Storage heater, a window to rear elevation and a door to the kitchen.

Kitchen

13' 1" x 7' (3.99m x 2.13m)

Fitted with base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and having vinyl flooring, a door to the lean to and an archway to a storage area.

Lean To

With windows to rear elevation and doors leading to the garden.

First Floor

Landing

The stairs lead from the dining room, with doors to all bedrooms and the family bathroom.

Bedroom One

11' 1" x 7' 11" (3.38m x 2.41m)

Double bedroom with a panel heater with timer, a window to rear elevation and a fitted wardrobe.

Bedroom Two

11' 1" x 7' 11" (3.38m x 2.41m)

Double bedroom with a panel heater with

timer, a window to front elevation and a fitted wardrobe.

Bedroom Three

7' x 6' (2.13m x 1.83m)

Having a panel heater with timer and a window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with electric shower over and a low level W/C. Having vinyl flooring, a window to rear elevation and a cupboard housing the hot water tank.

Outside

Garden

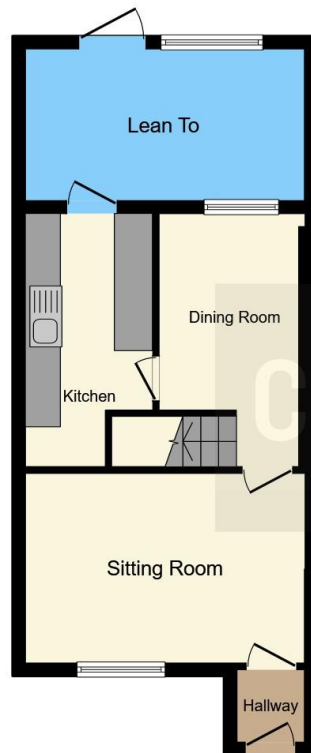
Being mainly laid to gravel and fence enclosed, with a wooden shed.

Parking

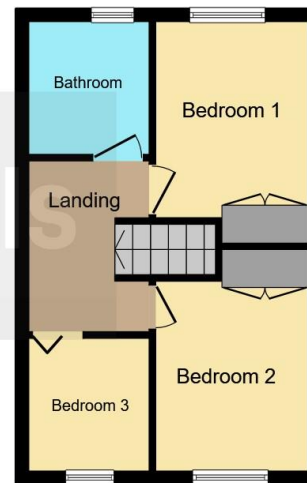
Two allocated parking spaces.







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

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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH105019



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.

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