



Connells

Hillyard Road
Southam

Hillyard Road Southam CV47 0LD

for sale guide price
£280,000



Property Description

Connells are delighted to bring to market this well presented THREE BEDROOM property ideally situated within the popular town of Southam, available for sale with no onward chain. The property briefly comprises open plan lounge/dining room, kitchen, lean to/utility and a garden room.

With three well-proportioned bedrooms and a family bathroom on the first floor. Enclosed rear garden, driveway parking and garage.

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 Royal 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 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 driveway, leading to the front door.

Lounge/Dining Room

25' 1" x 17' max (7.65m x 5.18m max)

Kitchen

14' 1" x 7' (4.29m x 2.13m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a Belfast sink. There is an integrated double electric oven, gas hob with cooker hood over, whilst providing space for a washing machine and space for a fridge/freezer. Having ceiling spotlights, a serving hatch, a double glazed window to front elevation and a door to the lean to/utility.

Lean To/Utility

11' 1" x 7' (3.38m x 2.13m)

With doors to the garden and garage.

Lounge Area

With stairs rising to the first floor, laminate flooring and an archway to the dining area.

Dining Area

Consisting of a log burner, laminate flooring and sliding doors leading to the garden room.

Garden Room

10' x 15' 1" (3.05m x 4.60m)

Having laminate flooring and sliding doors leading to the garden.

First Floor

Landing

The stairs lead from the lounge area. There is a built-in cupboard housing the central heating boiler, access to the loft via hatch and doors to all bedrooms and the family bathroom.

Bedroom One

10' x 10' 1" (3.05m x 3.07m)

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to front elevation.

Bedroom Two

9' 10" x 10' 1" (3.00m x 3.07m)

Double bedroom with a built-in wardrobe, a radiator and a double glazed window to rear elevation.

Bedroom Three

7' 1" x 6' 10" (2.16m x 2.08m)

Having a radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls and a double glazed window to front elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed , with a patio area, brick built pond and outdoor tap.

Parking

Driveway to the front of the property providing off road parking for three cars.

Garage

With an up and over door.









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: Council Tax
 Awaited Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH104890



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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