



Connells

Kirby Avenue
Warwick



Property Description

*****CAN COMPLETE WITHIN 56 DAYS*****
This 3 bedroom property on Kirby Avenue is an excellent first time buyer/investor opportunity. The property in brief comprises, entrance porch, lounge, dining room, kitchen, two double bedrooms, a single bedroom and a family bathroom. The property further benefits from a driveway and a garage.

The property is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including Co-Op supermarket, Stratwicks Pharmacy, a post office, Woodloes Tavern, BP garage and Priory Medical Centre.

Kirby Avenue is a 6 minute drive or 30 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

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.

Lounge

16' 7" into wall x 12' 3" (5.05m into wall x 3.73m)

Carpeted flooring.

Dining Room

10' 10" x 7' 11" (3.30m x 2.41m)

Carpeted flooring.

Kitchen

10' 1" x 6' 11" (3.07m x 2.11m)

Tiled floor and walls, understairs storage and double glazed window to rear.

First Floor

Landing

Double glazed window to side, loft hatch and carpeted flooring.

Bedroom One

12' 10" x 8' 8" (3.91m x 2.64m)

Double glazed window to front, built in wardrobes and carpeted flooring.

Bedroom Two

9' 9" x 8' 5" (2.97m x 2.57m)

Double glazed window to rear and carpeted flooring.

Bedroom Three

9' 10" x 6' 2" (3.00m x 1.88m)

Double glazed window to front and carpeted flooring.

Bathroom

Double shower, WC, wash hand basin with storage, tiled floor and walls, chrome towel rail and double glazed window to rear.

Loft Space

Insulated.

Rear Garden

Lawn and patio.

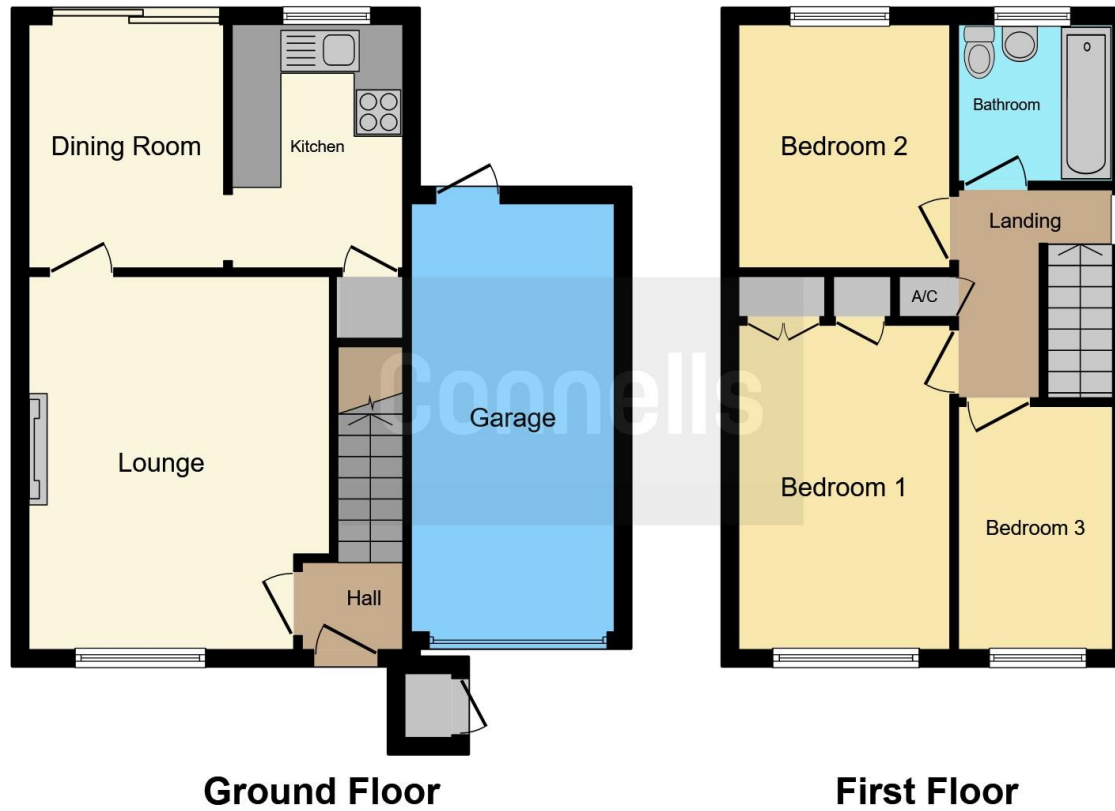
Garage

Electric door, power and light.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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14 High Street
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EPC Rating: C

view this property online connells.co.uk/Property/WAR106639

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.

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