



Connells

Woodway Avenue
Hampton Magna Warwick



Property Description

NO ONWARD CHAIN in brief, the property comprises, entrance hall, cloakroom, separate kitchen, spacious lounge, three good sized bedrooms, a family shower room and a large enclosed rear garden. The property further benefits from off road parking and a garage.

Hampton Magna is lovely family village situated on the outskirts of the historic Warwick Town. Within walking distance of the property there are playgrounds, cafe's, Budbrooke Medical Centre and other local amenities. The property is also within walking distance to Budbrooke Primary School and is just a short drive to Aylesford High School, both Ofsted rated good.

For the regular commuter the nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6. Warwick parkway is also a short 15 minute walk away.

Woodway Avenue is a less than 10 minute drive or a less than 25 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.

Entrance Hall

Large understairs storage.

Cloakroom

Wash hand basin and WC.

Lounge

21' 10" x 10' 7" (6.65m x 3.23m)

Fireplace and carpeted flooring

Kitchen

12' 2" x 8' 6" (3.71m x 2.59m)

Fitted with a range of wall and base units with work surface over, oven, hob with built in cooker hood, microwave and fridge.

Lean To

Lean to with side access to front and rear of the property.

Landing

Loft hatch and carpeted flooring.

Bedroom One

12' 4" x 9' 2" (3.76m x 2.79m)

Built in wardrobes and carpeted flooring.

Bedroom Two

9' 10" x 9' 1" (3.00m x 2.77m)

Built in storage and wardrobes and carpeted flooring.

Bedroom Three

9' 4" x 8' 7" (2.84m x 2.62m)

Built in wardrobes and carpeted flooring.

Shower Room

Shower, WC, wash hand basin with storage.

Loft Space

Boarded.

Rear Garden

Large enclosed rear garden with lawn and patio.

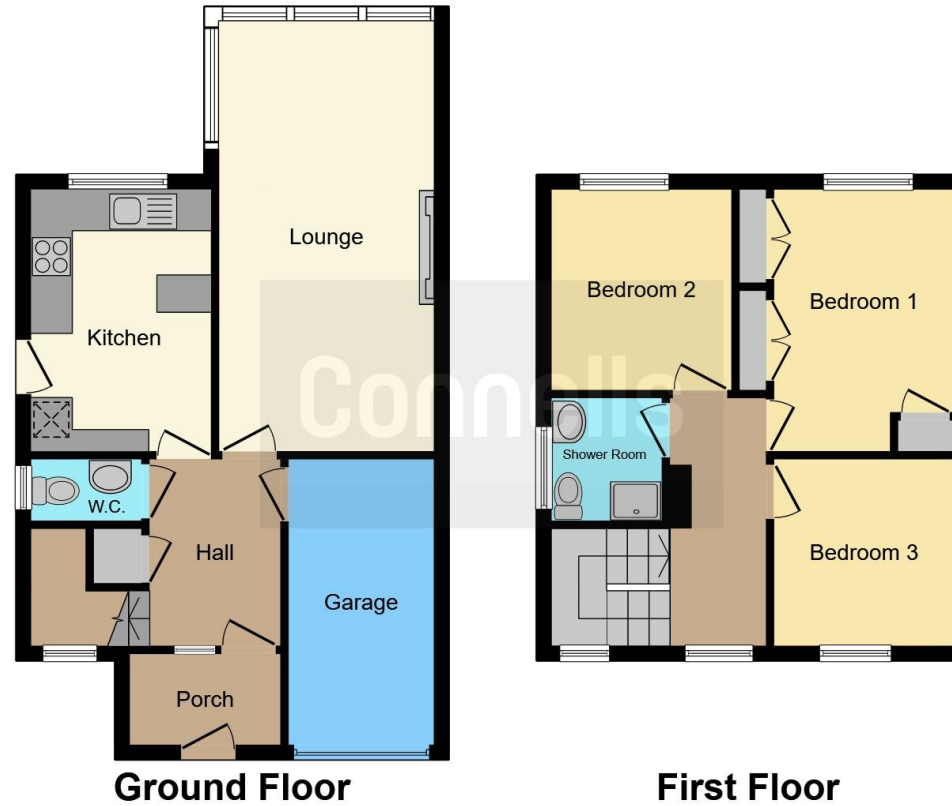
Garage

Integral garage with Worcester boiler.









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

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D

view this property online connells.co.uk/Property/WAR106658

Awaiting Photograph

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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