



Connells

Lyttelton Road
Warwick



Property Description

A modern three bedroom property situated in the desirable location of Woodloes, Warwick. The property in brief comprises, entrance hall, spacious lounge, spacious kitchen, conservatory, family bathroom and three bedrooms. The property benefits from having a large rear garden and off road parking.

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 A46, 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 as well as Saltisford play ground.

The property is also within walking distance to Warwick hospital, perfect for health care professionals looking for a short commute.

Lyttelton Road is a short 5 minute drive or a 15 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

13' 9" x 11' 9" (4.19m x 3.58m)

Fireplace.

Kitchen

14' 10" x 13' 4" max (4.52m x 4.06m max)

Fitted with a range of wall and base units with work surface over built in oven, hob and extractor fan, space and plumbing for washing machine and dishwasher, space for fridge freezer.

Conservatory

9' 1" x 6' 2" (2.77m x 1.88m)

Door to rear.

Bedroom One

14' 1" x 11' (4.29m x 3.35m)

Two storage cupboards and carpeted flooring.

Bedroom Two

11' 5" x 8' 5" (3.48m x 2.57m)

Carpeted flooring.

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

Carpeted flooring.

Bathroom

Shower over bath, WC, wash hand basin.

Rear

Generous size garden mainly laid to lawn with mature trees and shrubbery, pebble stone areas.

Parking

Driveway to front.









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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EPC Rating: D

view this property online connells.co.uk/Property/WAR102552

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.

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Property Ref: WAR102552 - 0004