



Connells

Wasperton Lane
Barford Warwick



Property Description

*****NO ONWARD CHAIN***** The property is being sold with no onward chain and is a great opportunity to update to your own style. The property in brief comprises, spacious entrance hall, good size lounge diner, separate kitchen through dining room, outside WC, outbuilding & coal house. Upstairs, there are two double bedrooms, one single bedroom, bathroom. The property further benefits from good size front & rear gardens as well as a garage & off road parking for multiple vehicles,

Barford is a desirable village and civil parish in the Warwick district of Warwickshire, about three miles south of Warwick. The river Avon runs through the village, there is a Saxon church, primary school and lots of community spirit. The property is also a short drive to Warwick hospital, perfect for health care professionals looking for a short commute.

Wasperton Lane is less than a 10 minute drive 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 and weekend markets.

The village is perfect for commuters, conveniently situated for both Warwick and Stratford upon Avon. The M40 Motorway network is a few minutes away and Warwick Parkway Park and Ride offers trains directly to and from London Marylebone and Birmingham Moor Street along the Chiltern Line.

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.

Wc

Window to side, WC.

Lounge

16' 10" x 10' 10" into bay window (5.13m x 3.30m into bay window)

Bay window to front, electric fire, fireplace, carpet flooring and window to side.

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)

Sliding door to side, gas fire and carpeted flooring.

Kitchen

11' 6" x 6' 5" (3.51m x 1.96m)

Fitted with a range of wall and base units with work surface over, space for washing machine, space for cooker, window to side and pantry.

First Floor

Landing

Airing cupboard housing Worcester boiler, loft hatch, carpeted flooring and window to side.

Bedroom One

13' 10" x 10' (4.22m x 3.05m)

Window to front, storage and carpeted flooring.

Bedroom Two

11' 1" x 10' 11" (3.38m x 3.33m)

Window to rear, store cupboard and carpeted flooring.

Bedroom Three

10' 10" x 6' 6" (3.30m x 1.98m)

Window to front, store cupboard and carpeted flooring.

Bathroom

Shower, WC, wash hand basin with storage, part tiled walls and front to rear.

Outbuilding

7' 5" x 4' 10" (2.26m x 1.47m)

Power and light.

Coal House

Rear Garden

Mainly laid to lawn, patio area and a pond.

Parking

Driveway for multiple vehicles and a garage.

Vendors Notes

Boiler was serviced in 2024.

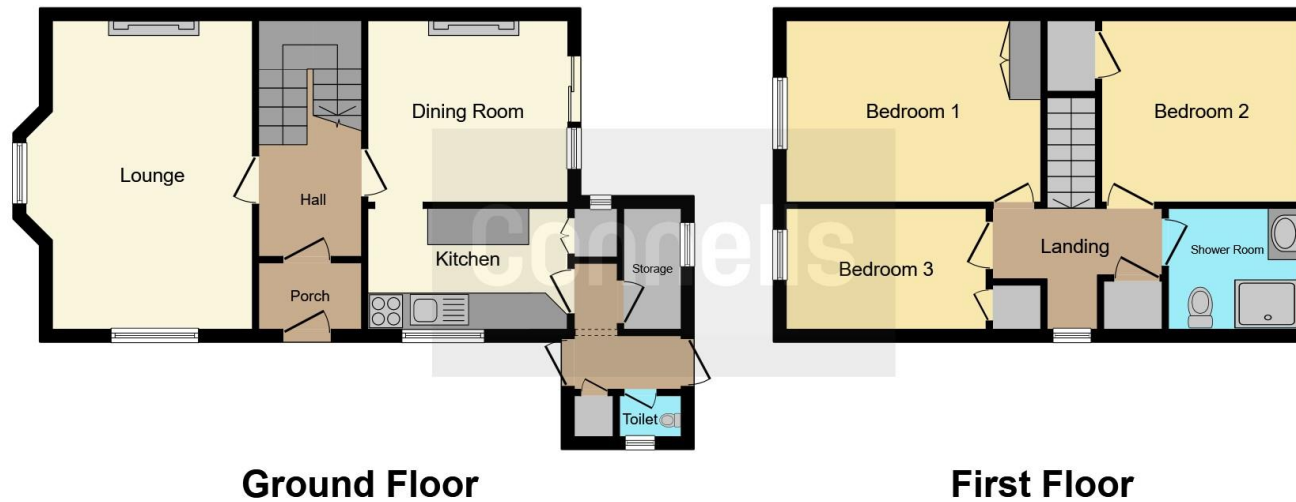
Agents Note

AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'









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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WAR106624



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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