



Connells

Austwick Close
Warwick

Austwick Close Warwick CV34 5XA

for sale guide price
£290,000



Property Description

A spacious three bedroom home ideally located within the desirable location of Woodloes, Warwick. This family home offers everything you need for comfortable living and has plenty of natural light throughout. The property in brief comprises, entrance hall, kitchen with ample cupboard space, a spacious lounge diner leading out in the generous size rear garden, three light and air bedrooms and a family bathroom. The property further benefits from a driveway and garage. This home is being sold with no onward chain and can complete within 56* days!

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.

Austwick Close is a 7 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 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.

Kitchen

11' 9" x 6' 8" (3.58m x 2.03m)

Fitted with a range of wall and base units with work surface over, tiled splashback, vinyl flooring, built in oven hob and extractor. Window to front.

Lounge Diner

18' 1" x 11' 6" (5.51m x 3.51m)

Window to rear, carpeted flooring and sliding door to rear.

Landing

Window to side, loft hatch and carpeted flooring.

Bedroom One

12' 6" x 8' 6" (3.81m x 2.59m)

Window to rear and carpeted flooring.

Bedroom Two

11' 1" x 8' (3.38m x 2.44m)

Window to front and carpeted flooring.

Bedroom Three

10' 7" x 8' 8" (3.23m x 2.64m)

Window to rear and carpeted flooring.

Family Bathroom

Shower over bath, low level flush WC, wash hand basin, store cupboard and window to rear.

Rear Garden

Enclosed rear garden mainly lawned with patio area, ideal for outdoor seating.

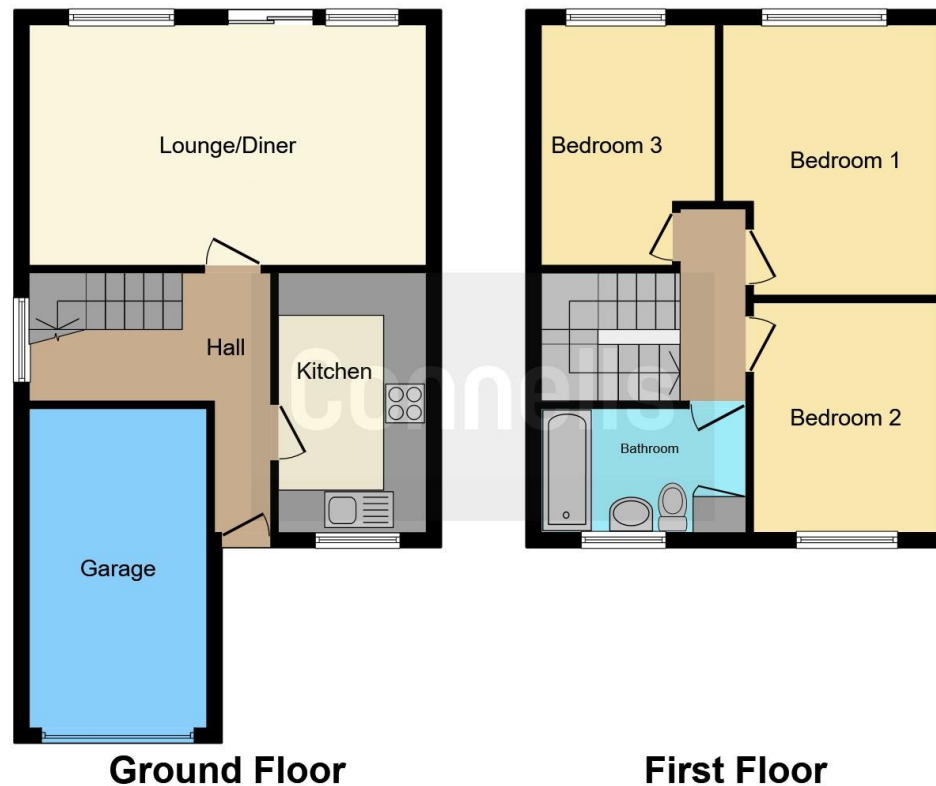
Parking

Driveway to the front and a garage with power and light.









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: D

view this property online connells.co.uk/Property/WAR107224

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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