







### Property Description

A spacious family home ideally located for schools, shops, Warwick and Leamington. The property in brief comprises, entrance hall, spacious lounge through diner, separate kitchen, three double bedrooms and a family bathroom. There is a good size, South facing rear garden with a brick built shed for storage.

This family home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The property is within a short 5 minute drive or 25 minute walk of 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.

The location is ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 25 minute walk to Warwick station!

### 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.

## Entrance Hall

Window to front, laminate flooring.

## Lounge

12' 8" x 12' 3" ( 3.86m x 3.73m )

Window to front and fireplace.

## Dining Room

11' x 9' 11" ( 3.35m x 3.02m )

Sliding door to rear.

## Kitchen

Fitted with a range of wall and base units with work surface over, space for fridge freezer, oven, washing machine and dishwasher. Store cupboard and a further understairs cupboard, tiled flooring and door to rear.

## Landing

Loft hatch and carpeted flooring.

## Bedroom One

12' 8" x 10' 3" ( 3.86m x 3.12m )

Window to front and laminate flooring.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Store cupboard and laminate flooring.

## Bedroom Three

9' 7" x 8' 3" ( 2.92m x 2.51m )

Window to front, store cupboard and carpeted flooring.

## Family Bathroom

Low level flush WC, wash hand basin, shower, vinyl flooring, tiled splashback and window to rear.

## Rear Garden

South facing enclosed garden with mature shrubs and plants, brick built shed, greenhouse, patio and rear access.



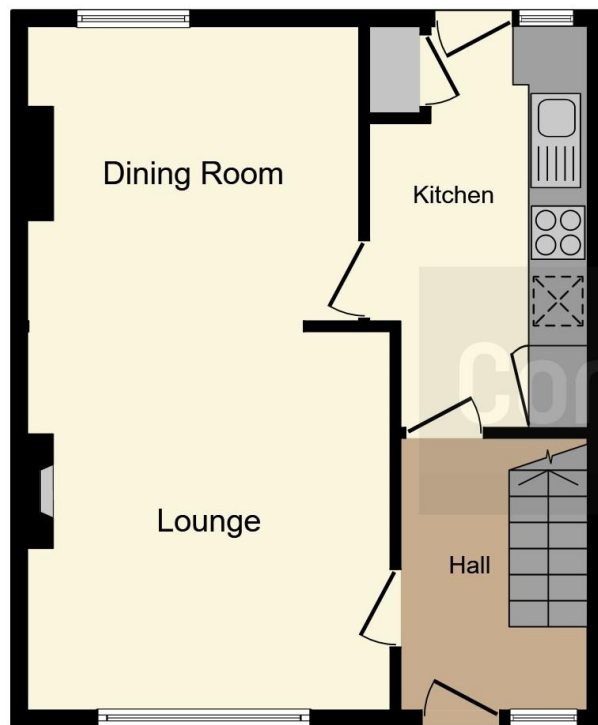












**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

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14 High Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR107069](http://connells.co.uk/Property/WAR107069)**



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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