



Connells
01926 403 308
connells.co.uk
FOR SALE



Property Description

This spacious home in brief comprises, entrance hall, lounge, dining room with glass sliding doors to the rear, separate kitchen and a lean to. Upstairs there are three good size bedrooms and a family bathroom. The garden is generous in size and comes with a brick built shed. The property further benefits from a driveway to the front and is being sold with no onward chain.

Browning Avenue is ideally located for easy access to local shops and amenities, Warwick racecourse, golf course and parks for nice walks nearby. The location is also ideal for good schooling, Aylesford School and Newburgh Primary School are both a short walk away.

The property is 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.

The property is a short 6 minute drive to St Michael's Hospital and a short 9 minute drive to Warwick hospital, perfect for health care professionals looking for a short commute. The location is perfect 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.

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

Laminate flooring.

Lounge

13' 11" x 11' (4.24m x 3.35m)

Window to front and carpet.

Dining Room

11' 5" x 10' 9" (3.48m x 3.28m)

Sliding door to rear and carpet.

Kitchen

11' x 9' 9" (3.35m x 2.97m)

Fitted with a range of wall and base units with work surface over, built in oven, gas hob, extractor fan, space for fridge, pantry, laminate flooring and window and door to side.

Landing

Window to side, loft hatch and carpet.

Bedroom One

11' 3" door recess x 10' 4" (3.43m door recess x 3.15m)

Window to front, store cupboard and carpet.

Bedroom Two

13' 9" x 11' 10" (4.19m x 3.61m)

Window to rear, store cupboard and carpet.

Bedroom Three

9' 4" x 7' 4" (2.84m x 2.24m)

Cupboard housing Worcester boiler, window to the rear and carpet.

Bathroom

Shower over bath, WC, wash hand basin, tiled walls and window to rear.

Loft Space

Boarded with ladder and light.

Lean Too

21' x 4' 11" (6.40m x 1.50m)

Door to front, window to side. Power and light. Used as a workshop.

Rear Garden

Mainly laid to lawn, patio and brick shed.

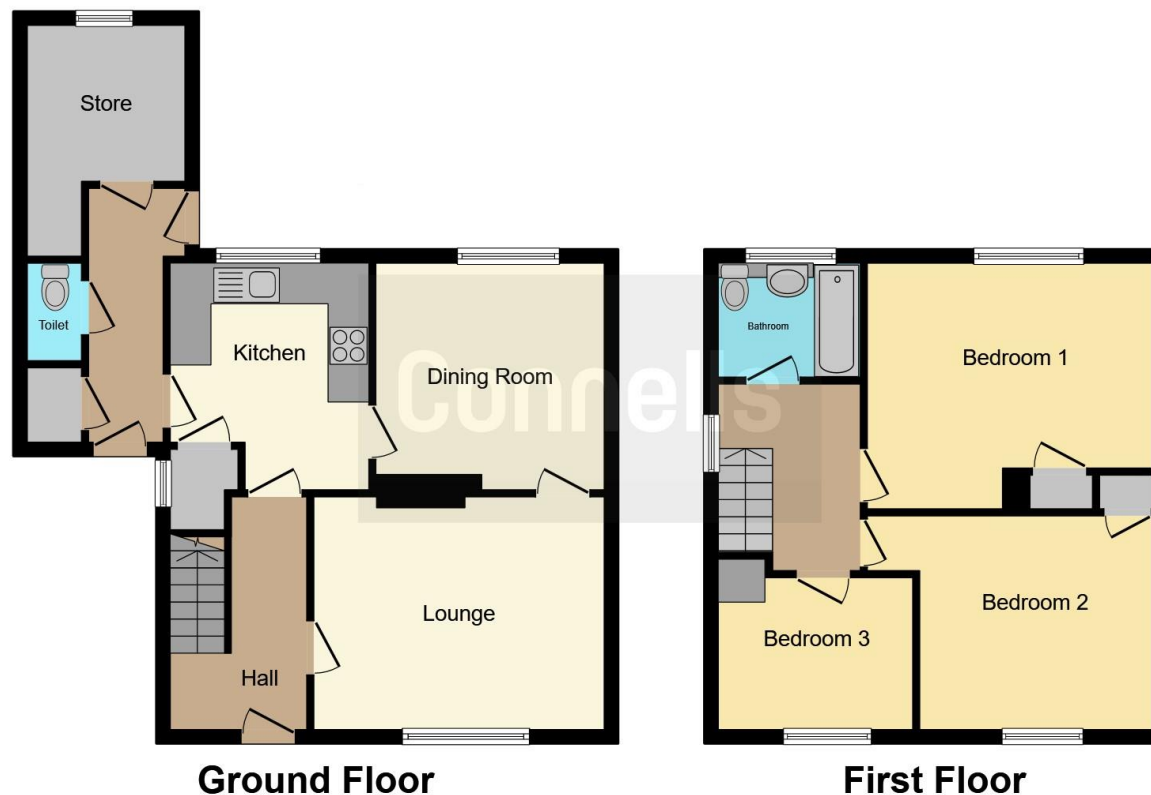
Parking

Driveway to the front.









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

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107108



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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