







### Property Description

A charming two bedroom, mid terraced home ideally located within walking distance of Warwick, local shops and Warwick hospital. This spacious home presents a brilliant opportunity for modernisation and creating your dream home. This property boasts a cellar and planning permission for a rear extension, offering plenty of opportunity to expand your living space! There is a cosy lounge to the front, spacious dining room through to the kitchen to the rear and a ground floor family bathroom with a separate WC. Upstairs there are two double bedrooms.

Lakin Road is less than 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.

The location is perfect for national commuters as it is a short drive to the M40 and Warwick Parkway park and only a short 4 minute walk to Warwick train station making this home ideal for frequent visitors to London.

The property is also a 2 minute walk to Warwick hospital, perfect for health care professionals looking for an easy commute. You are never a few minutes away by car to scenic countryside and rolling hills and Warwick has lots to do for people who enjoy outdoor pursuits.

### 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.

## Lounge

12' 11" x 11' 11" ( 3.94m x 3.63m )

Double glazed window to front, gas fireplace and carpeted flooring.

## Dining Room

12' 10" x 10' 2" ( 3.91m x 3.10m )

Fireplace, understairs storage and carpeted flooring.

## Kitchen

10' 11" x 6' 1" ( 3.33m x 1.85m )

Fitted with a range of wall and base units with work surface over, space and plumbing for washing machine, space for tumble dryer, space for cooker, space for fridge freezer. Vinyl flooring.

Double glazed window and door to rear.

## Bedroom One

13' 1" x 10' 9" ( 3.99m x 3.28m )

Double glazed window to rear, wardrobes, wooden floor boards.

## Bedroom Two

12' 11" x 11' 11" ( 3.94m x 3.63m )

Double glazed window to front, wooden floor boards.

## Bathroom - Ground Floor

Bath, wash hand basin, WC and double glazed window to rear.

## Rear Garden

Enclosed large rear garden with rear access.



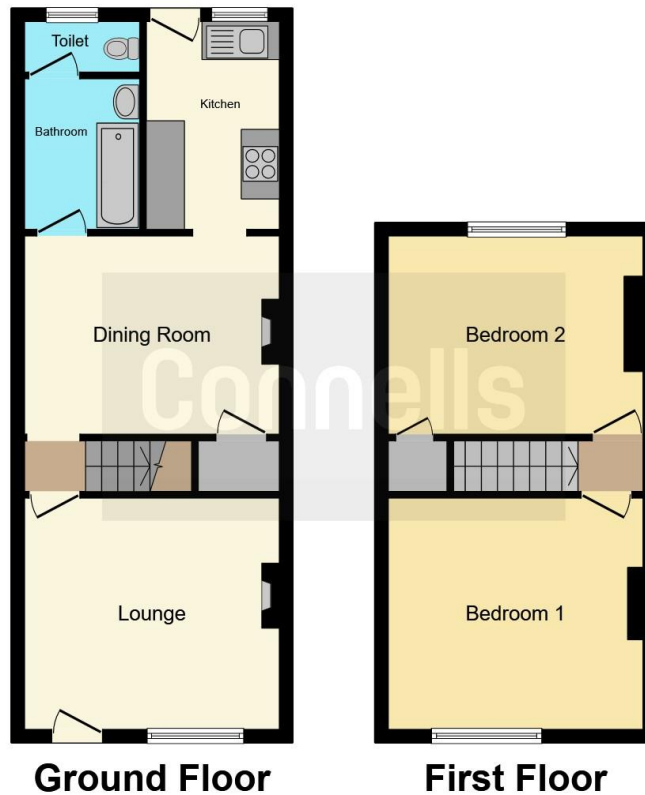












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR107275](http://connells.co.uk/Property/WAR107275)**



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: WAR107275 - 0002