



Connells

Starmer Place
Hatton Warwick

Starmer Place Hatton Warwick CV35 7LB

for sale guide price
£260,000



Property Description

A spacious family home in brief comprising, entrance hall, lounge with a log burner, modern kitchen diner, rear porch, three good size bedrooms and a family bathroom. There are private front and rear gardens, good storage and plenty of natural light throughout.

Starmer Place is ideally located for accessing Hatton Station, excellent travel links as well as local shops and amenities.

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.

The Location

Hatton is well placed for access to local towns, centres and communication links, with regular commuter rail links available from nearby Hatton Station & Warwick Parkway. The nearby A46 links directly to the M40 motorway at Warwick, as well as linking to the A45 and Eastern Coventry bypass for the M69 and M6.

Cloakroom

Wash hand basin, WC, tiled flooring and window to rear.

Lounge

17' 11" x 10' 11" (5.46m x 3.33m)

French doors and window to rear, log burner and carpet.

Kitchen / Diner

18' 5" x 11' 7" (5.61m x 3.53m)

Fitted with a range of wall and base units with work surface over, space for cooker, tiled flooring, French door to conservatory and carpet to dining space.

Conservatory

7' 11" x 5' 8" (2.41m x 1.73m)

Door to side.

Landing

Airing cupboard housing combi boiler.

Bedroom One

12' 4" x 11' (3.76m x 3.35m)

Window to front, wardrobes, store cupboard and carpet.

Bedroom Two

11' 7" x 9' 2" and door recess (3.53m x 2.79m and door recess)

Window to front, store cupboard and carpet.

Bedroom Three

8' 6" x 8' 5" (2.59m x 2.57m)

Window to rear with views of the fields, carpet.

Bathroom

Shower, bath, wash hand basin, tiled to splashback and window to rear.

Wc

Wc and window.

Front Garden

Mainly laid to lawn with mature shrubs and plants.

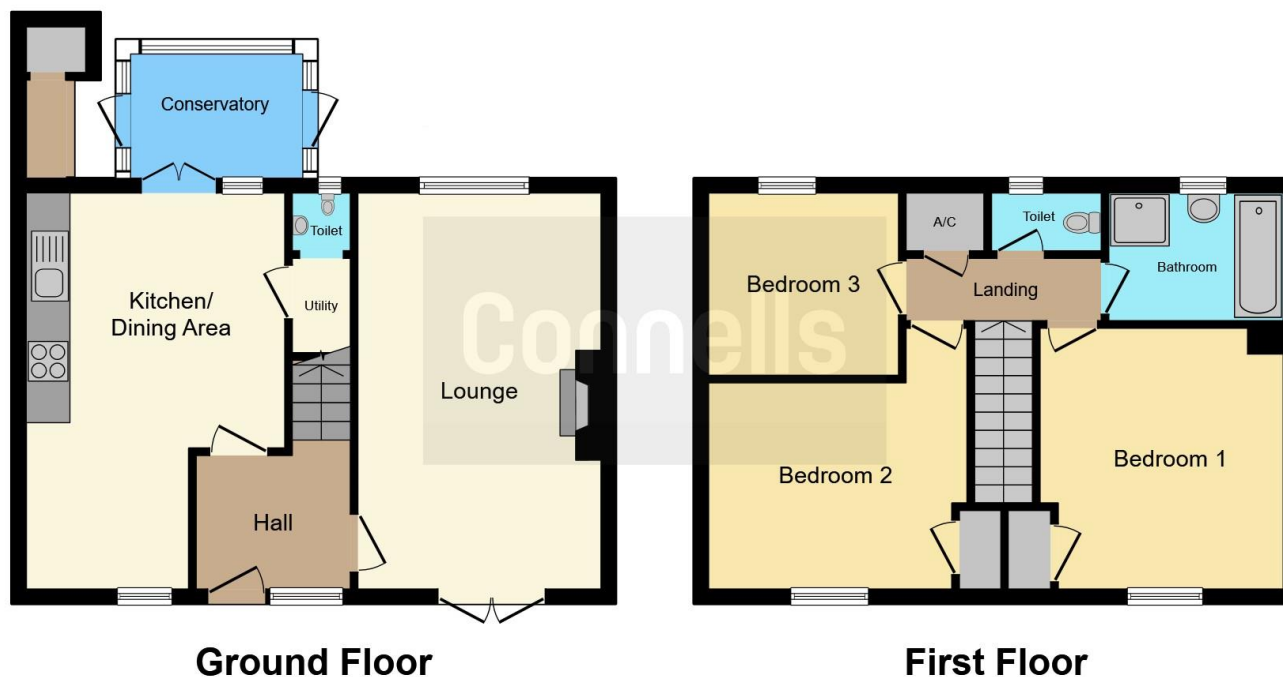
Rear Garden

Private and enclosed mainly laid to lawn garden, mature shrubs and plants, patio.









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

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107416



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107416 - 0002