



Connells

Longford Road
Longford Coventry



Property Description

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 £300 inc VAT towards the preparation cost of the pack.

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.

This mid terrace property is situated in the residential area of Longford, close to local amenities and bus routes and is offered with no upward chain. The accommodation briefly comprises: ground floor lounge, dining room, fitted kitchen and a fitted bathroom. To the first floor there are two good sized bedrooms. Externally there are front and rear gardens.

Approach

Front door.

Lounge

11' 11" x 11' 4" max (3.63m x 3.45m max)

Double glazed window to the front elevation, radiator, television point and laminate flooring.

Dining Room

15' 1" x 11' 5" max (4.60m x 3.48m max)

Double glazed window to the rear elevation, radiator and laminate flooring.

Fitted Kitchen

9' 6" x 7' 4" (2.90m x 2.24m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, space for domestic appliance, radiator, double glazed window to the side elevation

Utility

6' 9" x 2' 8" (2.06m x 0.81m)

Plumbing for washing machine.

Ground Floor Bathroom

Tiled, comprising, bath with shower over, wash hand basin, toilet and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

11' 11" max x 11' 5" (3.63m max x 3.48m)
Double glazed window to the front elevation and radiator.

Bedroom Two

10' 5" max x 9' (3.17m max x 2.74m)
Double glazed window to the rear elevation, wardrobe and radiator.

Loft

14' 10" max x 11' 5" max (4.52m max x 3.48m max)
Double glazed skylight and radiator.

Outside

Front Of Property

Small paved foregaden.

Rear Garden

Patio area beyond being laid to lawn.





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 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: C

view this property online connells.co.uk/Property/COV320179

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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Property Ref: COV320179 - 0004