



**Connells**

Furlong Road  
Parkside 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.

**\*\*NO UPWARD CHAIN\*\*** This end terrace family home is located within walking distance to the City Centre & Coventry train station. The accommodation briefly comprises: ground floor w/c, lounge, dining room with French doors opening onto rear garden and a fitted kitchen. To the first floor there are three bedrooms, (master bedroom with en-suite) and family bathroom. Externally there is a rear garden with access to parking for two vehicles.

### Approach

Front door.

### Entrance Hall

Laminate flooring and door to;

### Guest W/C

Comprising, toilet, wash hand basin with tiled splashback, radiator and extractor fan.

### Lounge

12' x 12' 6" ( 3.66m x 3.81m )  
Double glazed window to the front elevation, television point, radiator, gas fire and laminate flooring.

### Dining Room

9' 6" x 11' 1" ( 2.90m x 3.38m )  
Double glazed French doors opening onto rear garden, radiator and laminate flooring.

### **Fitted Kitchen**

12' 11" x 7' ( 3.94m x 2.13m )

Wall and base mounted units incorporating an inset one & a half bowl single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and door leading to the rear garden

### **First Floor Landing**

Loft hatch, storage cupboard and doors to;

### **Bedroom One**

11' 9" max x 10' 5" max ( 3.58m max x 3.17m max )

Double glazed window to the rear elevation, fitted wardrobe and radiator.

### **En-Suite**

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, laminate flooring and double glazed window to the rear elevation.

### **Bedroom Two**

9' 11" x 8' 3" ( 3.02m x 2.51m )

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

### **Bedroom Three**

7' 1" x 6' 11" ( 2.16m x 2.11m )

Double glazed window to the front elevation and radiator.

### **Fitted Bathroom**

Tiled, comprising bath with mixer tap, wash hand basin, toilet, shaver point, radiator and double glazed window to the side elevation.

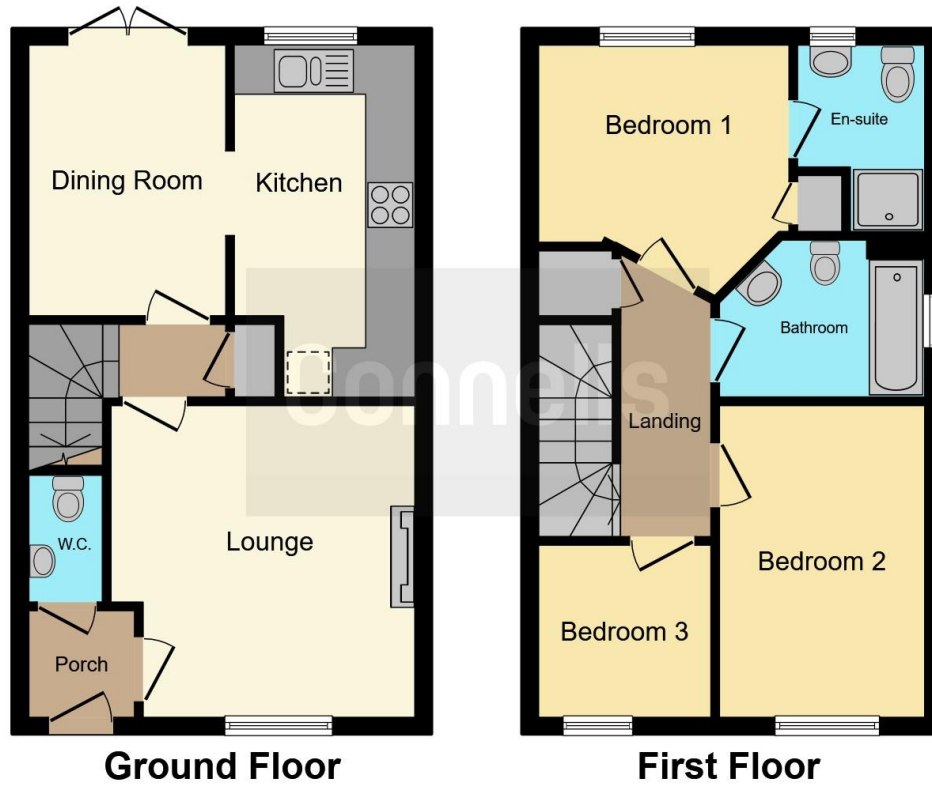
### **Outside**

#### **Rear Garden**

Patio area beyond being laid to lawn with gated rear access to parking for two vehicles.







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

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV321036](http://connells.co.uk/Property/COV321036)**



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.

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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV321036 - 0012