



Connells

Hartlepool Road
Hillfields 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 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.

****NO UPWARD CHAIN**** This mid terrace property is situated in the residential area of Hill Fields, being close to local amenities and transport routes. The accommodation briefly comprises ground floor bathroom, lounge and a fitted kitchen. Upstairs there are two good sized bedrooms. Externally there is a rear garden.

Approach

Front door.

Lounge

14' 10" x 11' 1" (4.52m x 3.38m)
Double glazed window to the front elevation, radiator and television point.

Fitted Kitchen

9' x 8' 6" (2.74m x 2.59m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, stairs rising to first floor, double glazed window to the rear elevation.

Rear Lobby

Door to the side elevation and further door to:

Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, low level wc, extractor fan, radiator and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

11' 10" x 11' 1" (3.61m x 3.38m)
Double glazed window to the front elevation
and radiator.

Bedroom Two

12' 1" x 8' 3" (3.68m x 2.51m)
Double glazed window to the rear elevation
and radiator.

Outside

Rear Garden

Patio area beyond being laid to lawn with
shared 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

To view this property please contact Connells on

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EPC Rating: Awaited

view this property online connells.co.uk/Property/COV320699

Tenure: Freehold



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