



**Connells**

Sundorne Close  
Coventry



## Property Description

### Auctioneer's Comments

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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.

This detached bungalow is in need of some modernisation and is located in the popular area of Eastern green close to transport links and local amenities. The accommodation briefly comprises: lounge, dining room, study, fitted kitchen, two double bedrooms and a fitted bathroom. Outside there is a rear garden.

### Approach

Double glazed door to the side elevation.

### Entrance Hall

Radiator.

### Study

7' 5" x 6' 9" ( 2.26m x 2.06m )  
Double glazed window to the rear elevation.

### Lounge

18' x 11' 5" ( 5.49m x 3.48m )  
Double glazed window to the front elevation, archway to dining room.

### Dining Room

15' 10" x 5' 9" ( 4.83m x 1.75m )  
Double glazed window to the rear elevation, radiator.

### Fitted Kitchen

8' 9" x 7' 9" ( 2.67m x 2.36m )  
Wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces. Gas cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the side elevation and door leading to the rear garden

### **Bedroom One**

12' 2" x 9' 8" ( 3.71m x 2.95m )

Double glazed window to the front elevation and radiator.

### **Bedroom Two**

12' 2" x 7' 10" ( 3.71m x 2.39m )

Double glazed window to the front elevation and radiator.

### **Fitted Bathroom**

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

### **Outside**

#### **Rear Garden**

Patio area beyond being laid to lawn with borders and garden shed.





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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV321626](http://connells.co.uk/Property/COV321626)**

Tenure: Freehold



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