





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.

Situated in the residential area of Canley this fully furnished HMO licensed four bedroom semi detached family home has been recently renovated to parts of the property with newly fitted double glazing windows and recently insulated wall cladding to improve the EPC rating.

The property is well served within easy access of Cannon Park shopping centre, local schools and bus services as well as the Warwick University and road networks via the A45.

The accommodation briefly comprises: ground floor w/c, lounge and a fitted kitchen/diner. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a large rear garden and a garage.

Approach

Double glazed front door.

Entrance Hall

Stairs to first floor, radiator, laminate flooring.

Lounge/Bedroom One

13' 9" x 12' 1" (4.19m x 3.68m)
Double glazed window to the front elevation, radiator and laminate flooring.

Fitted Kitchen/Diner

Dining Area

10' 9" x 8' 7" (3.28m x 2.62m)
Internal window to the rear elevation, radiator, laminate flooring and door to conservatory.

Conservatory

10' 4" x 8' 5" (3.15m x 2.57m)

Double glazed door to the side elevation.

Kitchen Area

10' 2" x 8' 3" (3.10m x 2.51m)

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation, through to dining area and door to rear lobby.

Rear Lobby

Door to w/c and further door to the side elevation.

Toilet

Comprising toilet.

First Floor Landing

Double glazed window to the side elevation and doors to;

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)

Double glazed window to the front elevation and radiator.

Bedroom Three

13' 5" x 8' 8" (4.09m x 2.64m)

Double glazed window to the rear elevation and radiator.

Bedroom Four

9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed window to the front elevation and radiator.

Fitted Bathroom

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

Outside

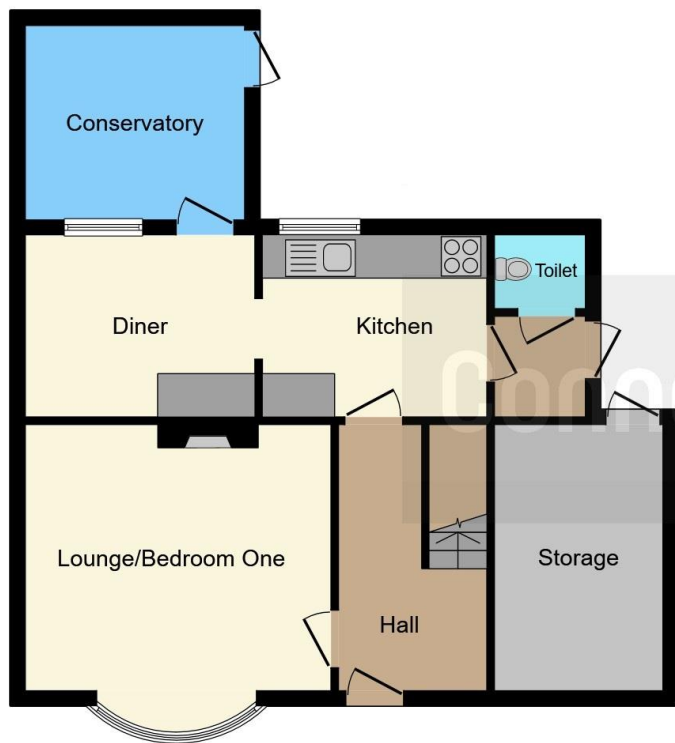
Rear Garden

Patio area beyond being laid to lawn.

Garage

15' 2" x 7' 11" (4.62m x 2.41m)





Ground Floor



First Floor

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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38 New Union Street
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EPC Rating: D Council Tax
 Band: A

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Tenure: Freehold



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Property Ref: COV322370 - 0006