





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.

Excellent opportunity to acquire this end of terrace property situated on a corner plot, in an ideal location within a short walk from the City Centre, Coventry University and easy access to the A45, A46 and connections. The accommodation briefly comprises: ground floor w/c, lounge, dining room, conservatory and a fitted kitchen. To the first floor there are two bedrooms and a fitted bathroom. Outside there is a driveway providing off road parking and a brick built garage with work area.

Approach

Solid hardwood front door.

Entrance Hall

Stairs to first floor and doors to:

Lounge

11' x 11' 4" (3.35m x 3.45m)
Double glazed window to the front elevation and two radiators.

Dining Room

16' 2" x 10' 11" (4.93m x 3.33m)
Double glazed patio doors to the conservatory, laminate flooring, radiator and fireplace surround.

Fitted Kitchen

13' 8" x 5' 9" (4.17m x 1.75m)
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Gas cooker point, space for domestic appliance, double glazed window to the side elevation and door to conservatory.

Conservatory

14' 2" x 8' 8" (4.32m x 2.64m)

Double glazed French doors opening onto rear garden, with wall and base mounted units and includes washing machine space and connections. Further door to the w/c.

Cloakroom

Comprising toilet, wash hand basin and double glazed window to the rear elevation.

First Floor Landing

Double glazed window to the side elevation and doors to;

Bedroom One

14' 3" x 9' 11" (4.34m x 3.02m)

Double glazed window to the front elevation, walk-in cupboard and radiator.

Bedroom Two

12' x 10' 5" max (3.66m x 3.17m max)

Double glazed window to the rear elevation, radiator and loft hatch with ladder

Fitted Bathroom

Tiled, comprising bath with a separate stand alone walk-in shower, wash hand basin, toilet, radiator, cupboard and double glazed window to the rear elevation.

Large Loft Space

Boarded.

Outside

Front & Side Of Property

Enclosed by hedges with access to front door.

Rear Garden

The garden is laid to lawn with a paved path to the garage/gate.

Garage

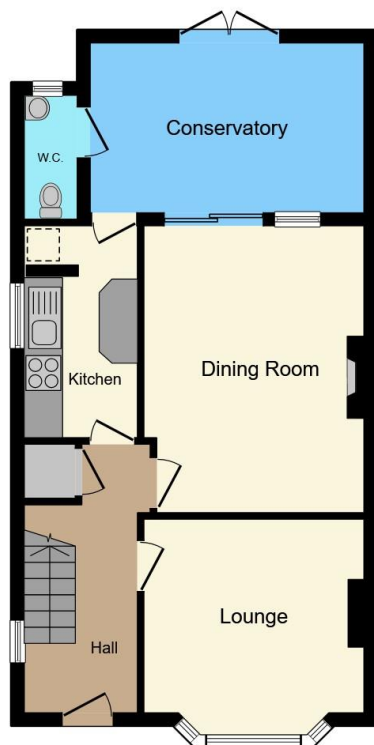
18' 3" max x 16' 9" max (5.56m max x 5.11m max)

Up & over door, with power.

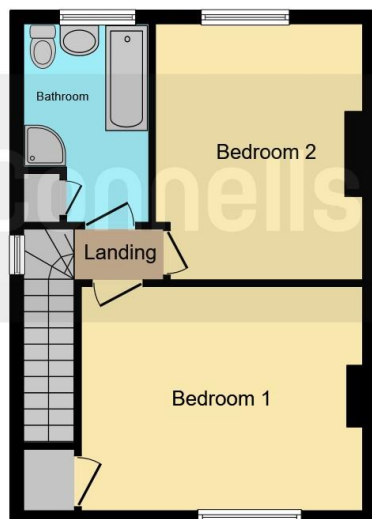
Agents Note

The garden of this end terrace extends to the side of the property potentially allowing for use as an extension (subject to planning permission).

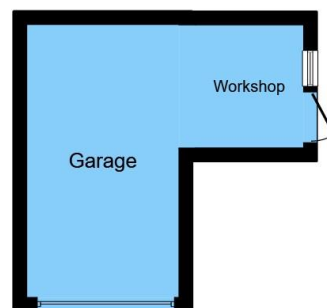




Ground Floor



First Floor



Garage

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: D Council Tax
 Band: A

view this property online connells.co.uk/Property/COV321885



Tenure: Freehold



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