



Connells

St. Agathas Road
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.

Here is an excellent opportunity to acquire a freehold traditional mid terraced residence, offered for sale with No upward chain and vacant possession.

Located within a popular residential vicinity close to local amenities and having easy access into the city centre, this property is ideally suited to investors.

The accommodation briefly comprises - Lounge, separate dining room, kitchen, rear lobby leading into a bathroom having a white three piece suite.

To the first floor there are two double bedrooms. Outside the property has a walled foregarden and a graveled and paved fully enclosed rear garden.

Lounge

12' 1" x 10' 7" (3.68m x 3.23m)
Having Upvc double glazed front door, walk-in upvc double glazed bay window. Electric heater.

Dining Room

11' 1" x 10' 7" (3.38m x 3.23m)
Having upvc double glazed window to rear, electric storage heater, Stairs off to the first floor, Understairs storage cupboard.

Kitchen

8' 6" x 6' 4" (2.59m x 1.93m)
Having a matching range of base and drawer units. half tiled walls. stainless steel sink unit with hot & cold mixer tap. upvc double glazed window, access into a rear lobby having upvc double glazed rear door.

Bathroom

6' 4" x 5' 8" (1.93m x 1.73m)

Having a white three piece suite, low level w.c, wash basin, paneled bath having Triton electric shower unit, wall mounted electric heater. Upvc double glazed frosted window.

Bedroom 1

11' 1" x 10' 7" (3.38m x 3.23m)

Having Dual upvc double glazed windows to front elevation. wall mounted electric heater.

Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m)

Having upvc double glazed window to rear elevation, built-in storage cupboard, wall mounted electric heater.





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: E Council Tax
 Band: A

view this property online connells.co.uk/Property/COV322599



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.

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