



**Connells**

Passionflower Close  
Bedworth





## 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.

A well presented modern link-detached family home situated in the sought after location of Eliot Gardens, with a driveway providing off-road parking leading to a single garage. The property offers versatile accommodation over three floors briefly comprising : ground floor guest w/c, through lounge/diner and a fitted kitchen. To the second floor there are two bedrooms and a fitted bathroom. On the top floor there are a further two good sized bedrooms, (master bedroom with en-suite).

### Approach

Double glazed front door.

### Entrance Hall

Stairs to first floor, radiator and doors to;

### Guest W/C

Comprising, toilet, wash hand basin, radiator, extractor fan and tiled flooring.

### Fitted Kitchen

10' 7" x 8' ( 3.23m x 2.44m )

Range of wall and base mounted units incorporating an inset single drainer stainless steel 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, double glazed window to the front elevation.

### Through Lounge/Dining Room

24' x 15' 5" ( 7.32m x 4.70m )

Wall mounted radiator, television point, laminate flooring and through to dining area with laminate flooring, radiator, double glazed glass roof, double glazed window to the side elevation, laminate flooring and double glazed bi-folding doors opening onto the rear garden..

### First Floor Landing

Double glazed window to the front elevation, radiator and doors to;

### Bedroom Two

15' 5" x 9' ( 4.70m x 2.74m )

Two double glazed windows to the rear elevation, fitted wardrobe and radiator.

### Bedroom Three

9' x 8' 11" ( 2.74m x 2.72m )

Double glazed window to the front elevation, radiator and laminate flooring.

### Fitted Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and extractor fan.

### Second Floor Landing

Doors to;

### Bedroom Four

9' 1" x 6' 10" ( 2.77m x 2.08m )

Double glazed window to the rear elevation, fitted wardrobe, radiator and laminate flooring.

### Master Bedroom

15' 9" max x 11' 8" ( 4.80m max x 3.56m )

Two double glazed windows to the front elevation, radiator, laminate flooring and loft hatch.

### En-Suite

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator, extractor fan and double glazed window to the rear elevation.

### Outside

### Front Of Property

Small lawned area with access to driveway providing off road parking.

### Rear Garden

Lawned.

### Garage

18' 7" x 9' 10" ( 5.66m x 3.00m )





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)

To view this property please contact Connells on

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

**view this property online [connells.co.uk/Property/COV321903](http://connells.co.uk/Property/COV321903)**



Tenure: Freehold



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