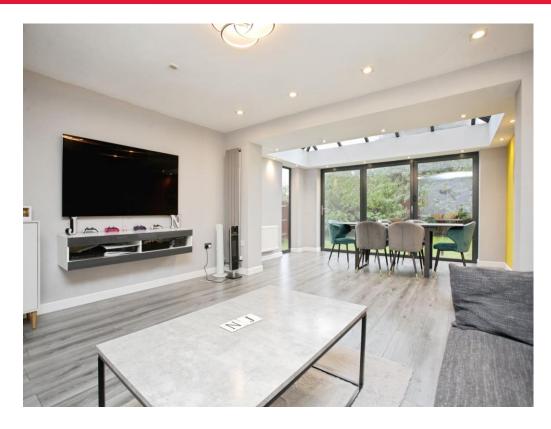


Connells

Passionflower Close Bedworth







# **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.

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 plazed 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" ( 4.80 m max x 3.56 m ) 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.

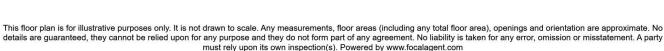
# Garage

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









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: C Council Tax Band: D

view this property online connells.co.uk/Property/COV321903





Tenure: Freehold





<sup>1.</sup> 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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