



**Connells**

Cedars Avenue  
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.

**\*\*NO UPWARD CHAIN\*** A mid terrace property located in the heart of Coundon, close to a range of local amenities and excellent public transport connections. The accommodation briefly comprises: ground floor, lounge, fitted kitchen and a lean-to. To the first floor there are three bedrooms and a fitted bathroom. Outside there is a rear garden.

### Approach

Double glazed front door.

### Entrance Hall

Understairs storage, radiator.

### Lounge

12' 11" into bay x 11' max ( 3.94m into bay x 3.35m max )  
Double glazed bay window to the front elevation, radiator and feature fireplace surround with electric fire.

### Fitted Kitchen

12' 4" x 11' 5" ( 3.76m x 3.48m )  
Wall and base mounted units incorporating an inset Asterite single drainer sink unit with work surfaces. Cooker point with cookerhood over, plumbing for automatic washing machine, space for domestic appliance and single glazed internal window.

### Lean-To

11' 5" x 4' 1" ( 3.48m x 1.24m )  
Double glazed window and door to the rear elevation.

## First Floor Landing

Loft hatch and doors to;

### Bedroom One

12' 11" into bay x 9' 5" max ( 3.94m into bay x 2.87m max )

Double glazed bay window to the front elevation, built-in wardrobe and radiator.



### Bedroom Two

12' 4" x 9' 1" ( 3.76m x 2.77m )

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

### Bedroom Three

10' 11" x 4' 11" ( 3.33m x 1.50m )

Double glazed window to the front elevation and radiator.

### Fitted Bathroom

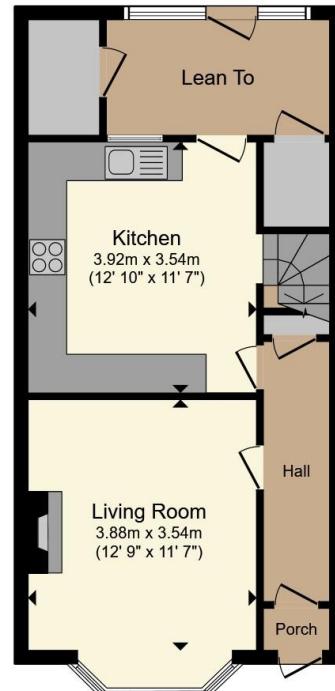
Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the rear elevation.



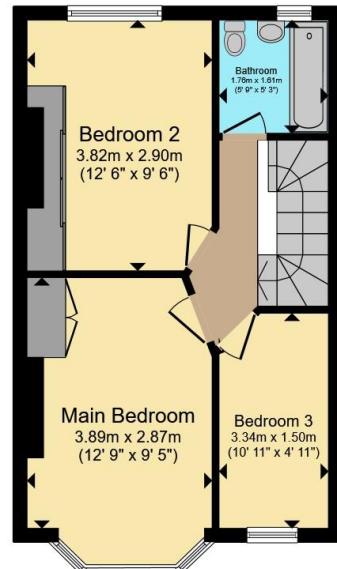
### Outside

### Rear Garden

Steps to patio and lawned area.



**Ground Floor**



**First Floor**

Total floor area 84.8 m<sup>2</sup> (912 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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

view this property online [connells.co.uk/Property/COV323128](http://connells.co.uk/Property/COV323128)



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