



Clarence Road, Rugby, CV21 2JB

welcome to

Clarence Road, Rugby

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please note this property is by sale through modern method of auction.



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 £300 inc VAT towards the preparation cost of the pack.

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.

Lounge

25' 5" Max x 11' 2" (7.75m Max x 3.40m)
Double Glazed window to the front with radiator to the left ,Double Glazed window to the rear with gas fire place

Kitchen

21' 8" x 5' 9" (6.60m x 1.75m)
Top and bottom cupboards Double glazed window to the rear ,radiator to the left

Bedroom One

11' 1" x 11' 2" (3.38m x 3.40m)
Double glazed window to the from with radiator underneath

Bedroom Two

10' 11" x 8' 2" (3.33m x 2.49m)
Double glazed window to the rear with radiator underneath

Bathroom

Lowered Bath with shower ,Toilet and sink basin , double glazed window to the rear and radiator to the left



view this property online shipways.co.uk/Property/RGY109222



welcome to

Clarence Road, Rugby

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN METHOD OF AUCTION.
- TWO BEDROOMS.

Tenure: Freehold EPC Rating: E

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online shipways.co.uk/Property/RGY109222



Property Ref:
RGY109222 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Shipways is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

shipways



01788 574641



Rugby@shipways.co.uk



24 Regent Street, RUGBY, Warwickshire, CV21 2PY



shipways.co.uk