



Railway Terrace, Rugby CV21 3HN

welcome to

Railway Terrace, Rugby

Shipways is delighted to offer this 3 Bedroom Terraced house in the heart of rugby, close to the town centre, train station and major road and rail network,

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 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 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

26' 2" to bay x 13' 7" max (7.98m to bay x 4.14m max)
Double glazed door and windows to the front,
Double glazed windows to the rear, two doors and

Television point, carpet throughout

Sitting Room To Kitchen

12' 5" max x 8' 3" (3.78m max x 2.51m)
Double glazed window to the side, radiator, stairs to 1st floor + door to kitchen

Kitchen

8' 4" plus door recess x 8' 3" (2.54m plus door recess x 2.51m)
Double glazed windows to the side. Double glazed doors to the side, range of wall and base units, Roll top work surface, stainless steel sink with mixer taps, Electrical oven gas hobs + Fixed fan overhead, tiled walls + floor, door to bathroom

Landing

Loft access overhead, Radiator, doors to bedrooms

Bedroom 1

13' 8" max x 11' 2" (4.17m max x 3.40m)
Double glazed windows to the front, radiator and carpeted

Bedroom 2

12' 5" x 8' 6" max (3.78m x 2.59m max)
Double glazed windows to the rear, radiator and carpeted.

Bedroom 3

12' 6" max x 8' 3" (3.81m max x 2.51m)
Double glazed windows to the side, and double glazed windows to the rear, radiator, cupboard housing combi Boiler.

Bathroom (Downstairs)

Double glazed windows to the rear, W/C, wash basin, Paneled bath with mixer shower head, over radiator, tiled walls and floor.



Outside Front

Court yard style which is block paved.

Outside Rear

Enclosed Rear garden, Patio down to the rear, patched area and laid lawn



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Property
- Middle terrace property

Tenure: Freehold EPC Rating: E

guide price

£150,000



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Property Ref:
RGY107966 - 0031

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.

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