

360°
VIRTUAL TOUR
ONLINE
VIEWING



Nicholls Street, Hillfields, Coventry CV2 4GY
Starting Bid £155,000

archerbassett
LETTINGS AND SALES

** Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £155,000 ** PERFECT FOR INVESTMENT OR DEVELOPMENT** A substantial 3 double bedroom end terrace property in the popular area of Hillfields. The property is close to local amenities and only stones throw from Primrose Hill Park and University Hospital. Briefly comprising of two spacious reception rooms, a fitted kitchen with integrated gas hob, electric oven and breakfast bar and a fully tiled family bathroom incorporating a white suite with bath and shower over, W/C and hand wash basin. To the first floor are three larger than average bedrooms and a further fully tiled bathroom with corner shower cubicle, W/C and hand wash basin. Other benefits include double glazing, gas central heating and a private rear garden. Energy Rating D

Reception Room 1

10'11" x 12'9" (3.34m x 3.89m)

Double glazed window to front, spacious reception room with carpet.

Reception Room 2

10'4" x 13'9" (3.17m x 4.21m)

Double glazed window to rear, large room with laminate.

Kitchen

8'0" x 11'10" (2.46m x 3.63m)

Double glazed window to side, fitted kitchen with integrated gas hob and electric oven. Furth built in under stair storage.

Bathroom

7'11" x 5'5" (2.43m x 1.66m)

Double glazed window to rear with privacy glass, fully tiled bathroom with white suite to include bath with shower over, W/C and hand wash basin.

Bedroom 1

14'5" x 12'8" (4.41m x 3.87)

Double glazed window to front, exceptionally sized double room with carpet.

Bedroom 2

8'9" x 13'10" (2.68m x 4.22m)

Double glazed window to rear with views of garden, large double room with carpet

Bedroom 3

8'0" x 11'0" (2.46m x 3.36m)

Double glazed window to rear, double room with carpet.

Shower Room

5'0" x 5'0" (1.53m x 1.53m)

Double glazed window to side, first floor shower room with W/C and hand wash basin.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Auctioneers Additional Comments

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

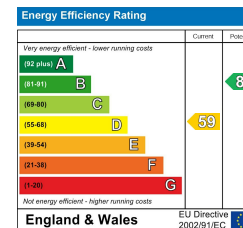
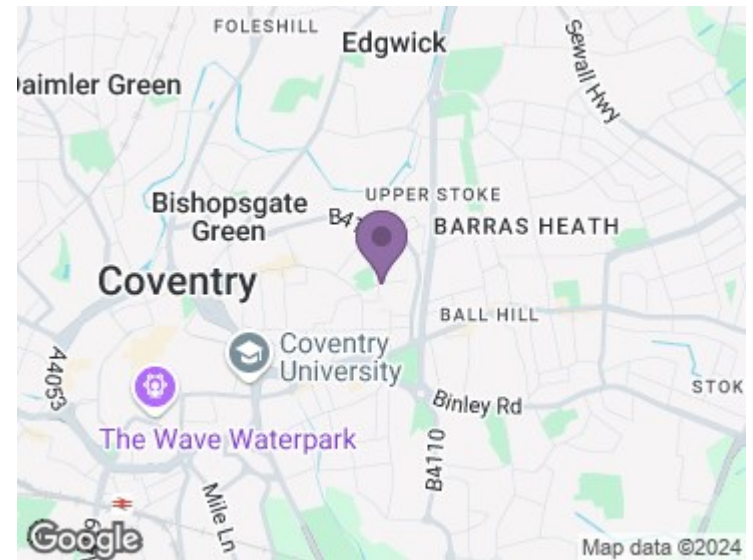
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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