





Property Description

A fantastic opportunity to purchase this impressive three bedroom family home which must be viewed internally to be appreciated. The accommodation in more detail comprises of: a spacious entrance hall, lounge, dining room, kitchen and downstairs cloakroom, three bedrooms and family bathroom. Benefiting from a good sized low maintenance rear garden with parking behind. The location offers fantastic dog walks nearby, with villages such as Wolston and Binley Woods and their amenities within close proximity. Easy access onto the A45 within a short drive and then leading to the M6/M45 which can take you to Birmingham and London. Offered with NO CHAIN.

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.

Approach

This property is accessed from a path leading off Avondale Road, the front garden benefits from having a paved path to front door and shrubbery in front lawn.

Entrance Hall

With stairs leading to first floor, tiled flooring.

Lounge

11' 11" Maximum x 13' 1" (3.63m Maximum x 3.99m)

Feature floorboards, window to front elevation, radiator, archway leading to dining room.

Dining Room

11' 10" x 12' (3.61m x 3.66m)

Spacious dining room with a continuation of the feature floorboards and patio doors to paved patio area at rear

Kitchen

7' 6" x 16' 11" maximum (2.29m x 5.16m maximum)

Fitted with a range of base and wall mounted units with wooden work surfaces over with the addition of a one and half bowl sink and drainer unit. Hob with cooker hood above and oven below counter. Space for below counter fridge and dishwasher.

Further space to the rear of the room with more base units and wood work surface over, below counter space for freezer and plumbing for washing machine. Wall hung radiator, patio doors to side leading out to patio area. Door through to;

Cloakroom

Fitted with a low level w/c, hand wash basin and window to rear.

Landing

Access into loft - providing good storage space and potential for a multi-purpose room.

Bedroom One

11' 10" x 9' 11" excluding wardrobes (3.61m x 3.02m excluding wardrobes)

Woodstyle flooring, window to front, radiator and full width wardrobes to the rear wall.

Bedroom Two

12' 2" x 11' 11" (3.71m x 3.63m)

Wood style flooring, window to rear and radiator.

Bedroom Three

8' x 7' 6" (2.44m x 2.29m)

Window to front elevation.

Bathroom

Fitted with a white suite comprising of a bath with mixer tap over, separate shower cubicle, low level w/c and pedestal hand wash basin with mixer tap. Woodstyle flooring, heated towel rail and window to rear.

Outside

Rear Garden

Enclosed low maintenance rear garden with gate through to parking at the rear of the property.





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.focalagent.com

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EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/KEN304923



Tenure: Freehold



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