





Property Description

WITH NO UPWARD CHAIN MUST BE VIEWED TO ARRANGE A VIEWING CALL OUR OFFICES 01926 857461 OPEN 6 DAYS A WEEK***** Want to put your stamp on a great THREE BEDROOM detached property in a convenient location for Kenilworth town centre. Briefly comprising of lounge, kitchen, sun room/garden room to rear, THREE bedrooms, family bathroom, sizeable rear garden, garage and parking to rear.

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

Attractive frontage set back from the road with walled front garden, slate with mature shrubs and hedges.

Entrance Hall

Door to front elevation and window to side elevation and stairs rising to first floor.

Lounge

13' 1" Maximum x 11' 11" Maximum (3.99m Maximum x 3.63m Maximum)
Spacious lounge with exposed floorboards, log burner and two windows to front elevation, archway leading through to:

Dining Area

9' x 10' 1" (2.74m x 3.07m)
Leading from lounge into good sized dining room, radiator, door to kitchen and patio doors to garden room.

Garden Room

11' 3" x 5' 8" (3.43m x 1.73m)
Garden room with door to rear, polycarbonate sheet roofing, radiator and built in internal pond.

Kitchen

7' x 10' 4" (2.13m x 3.15m)
Fitted kitchen with range of wall mounted and base units with worktop over, open shelving unit, inset sink and drainer unit, space for washing machine and rangemaster oven and hob. Understairs storage with shelving, door to side elevation and window to rear elevation.

Landing

Window to side elevation and loft access

Bedroom One

12' 4" Maximum x 9' 11" Maximum (3.76m Maximum x 3.02m Maximum)

Window to rear, views over rear garden, radiator and cupboard housing recently fitted boiler.

Bedroom Two

10' 2" excl door recess x 8' 2" (3.10m excl door recess x 2.49m)

Window to front elevation, double fitted wardrobes and radiator.

Bedroom Three

7' 11" x 7' 1" (2.41m x 2.16m)

Window to front elevation, radiator

Bathroom

Tiled bathroom suite with freestanding rolltop bath with shower attachment, wall hung wash hand basin, toilet and obscured double glazed window to rear elevation.

Rear Garden

With patio from rear of house, rear garden mainly laid to lawn and pond to side, mature shrubs and having access to garage and parking to rear of property.

Garage

16' 2" Minimum x 7' 3" Minimum (4.93m Minimum x 2.21m Minimum)

Garage with up and over door, having access from Caesar Road.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Atkinson Stilgoe on

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EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/KEN305021

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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