





Property Description

Fantastic opportunity to purchase a two bedroom semi-detached property within close proximity to Kenilworth Town, with its array of amenities, including shops, supermarkets, restaurants and pubs. The property benefits from having off street parking with a single garage, double glazing, gas central heating with a boiler installed 2024. Accommodation comprises two bedrooms, bathroom, lounge, kitchen, cloakroom and private rear garden.

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

Off road parking with shrubs and greenery to front, car port leading to garage and front door leading to entrance porch which in turn leads to;

Entrance Hall

Doors to lounge, kitchen and inner hall leading to bedrooms and bathroom. Two storage cupboards, one housing a combination boiler (fitted in 2024) and both having shelving.

Lounge

12' 3" max x 22' 9" (3.73m max x 6.93m)

Ample space for both dining and living areas, french doors to rear garden with windows either side, radiator and gas fireplace.

Kitchen

9' 10" excluding recess x 10' 1" (3.00m excluding recess x 3.07m)

Fitted with a range of base and wall mounted units with work surfaces. Inset stainless steel style sink with mixer tap and drainer. Integrated double oven and four ring gas hob with extractor hood over and space for tall fridge freezer. Window overlooking rear garden and door to hall leading to w/c and garage.

Lobby

Windows to side with patio doors leading to garden, door to w/c and access into single garage.

Cloakroom

Part tiled with window to rear elevation, low level w/c and wash hand basin.

Hallway

Providing access from entrance hall to the bedrooms and bathroom.

Bedroom One

11' 11" max x 12' 5" (3.63m max x 3.78m)
Two corner windows to front, radiator and fitted triple wardrobe.

Bedroom Two

13' 8" x 9' 11" (4.17m x 3.02m)
Window to front, radiator and built in double wardrobes.

Bathroom

Fitted with a suite comprising of a concealed flush low level w/c with hand wash basin vanity unit, bath with hot and cold taps and electric shower over. Window to side elevation.

Outside

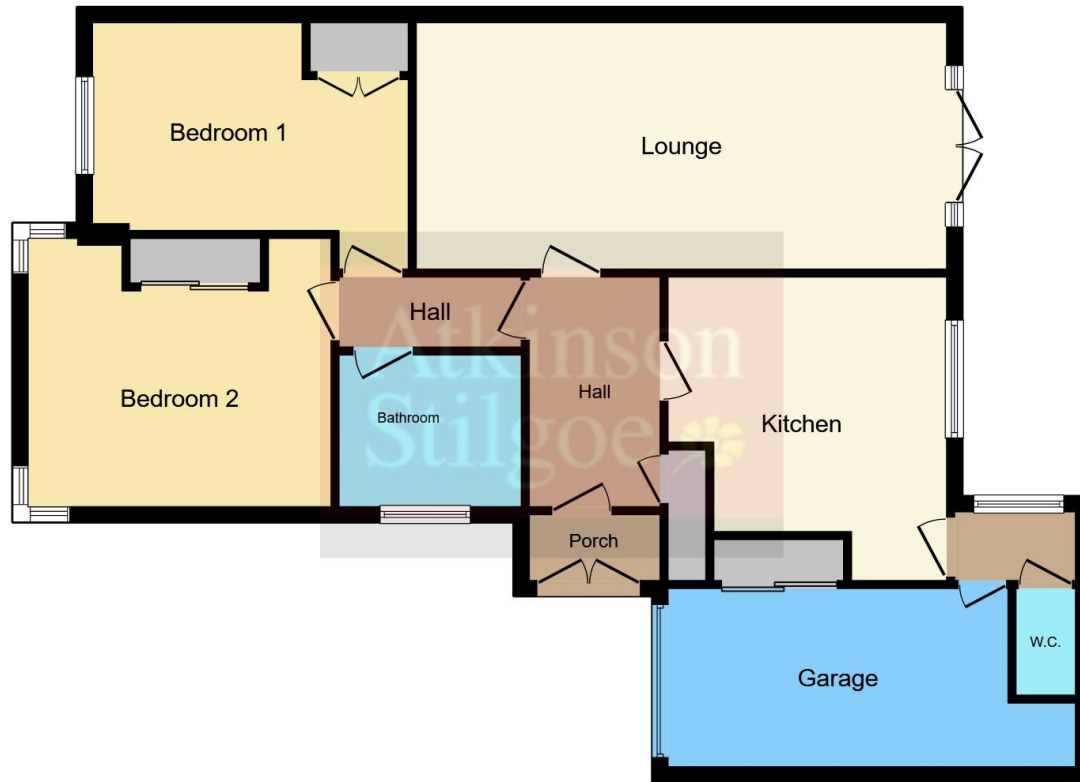
Garden

Mostly laid to lawn with shrubs and borders. Paved patio area leading from lounge round to the side of the property providing rear access.

Garage

16' maximum x 7' 11" minimum (4.88m maximum x 2.41m minimum)





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



To view this property please contact Atkinson Stilgoe on

T 01926 857 461
E kenilworth@atkinsonstilgoe.co.uk

29 Warwick Road
 KENILWORTH CV8 1HN

EPC Rating: D

view this property online atkinsonstilgoe.co.uk/Property/KEN304513

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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Property Ref: KEN304513 - 0007