

**RUGBY ROAD, CUBBINGTON CV32 7HZ**



- **TRADITIONAL TWO BEDROOM MID-TERRACE PROPERTY**
- **REQUIRING MODERNISATION AND IMPROVEMENT**
- **TO BE SOLD AT PUBLIC AUCTION**

**2 BEDROOMS**

**BY PUBLIC AUCTION £150,000**

Situated on Rugby Road of Cubbington, this mid-terrace Victorian house has plenty of potential for the discerning buyer.

For those with a keen eye for renovation, this house presents a unique opportunity at a public auction. With 1 reception room, 2 bedrooms, and 1 bathroom, there's ample space to renovate and create your dream home.

This is a traditional two-bedroom mid-terrace house situated within an established residential area requiring comprehensive modernisation and improvement.

The property is set back from the pavement via a fore garden laid to lawn and having a path leading up to the property.

#### **Entrance**

Opaque glazed front door gives access through to

#### **Reception Hall**

Having light point to ceiling, leading to

#### **Living Room 12'8" x 10'5" maximum measurements into bay (3.87 x 3.2 maximum measurements into bay)**

Having central light point to ceiling, double glazed bay window overlooking front elevation, exposed wooden floors, gas fire on tiled hearth.

#### **Dining Room 13'10" x 9'3" (4.22 x 2.84 )**

Having light point to ceiling, single glazed window to rear elevation, gas fire on tiled hearth surround, fire side storage cupboard, door to understairs storage, step down to

#### **Kitchen 15'7" x 8'0" (4.77 x 2.45)**

Having fluorescent light point to ceiling, single glazed window to rear elevation, a dated kitchen to comprise: three base units with work surface over, stainless steel single bowl, single drainer sink with storage cupboard and shelving below, plumbing for automatic washing machine, part-opaque glazed door giving access to rear garden.

#### **Hallway**

Stairs lead up to first floor landing having light point to ceiling.

#### **Front Bedroom 13'9" x 10'7" (4.2 x 3.25)**

Having light point to ceiling, single glazed window overlooking front elevation, built-in storage cupboard having access to loft void.

#### **Bedroom Two 13'9" x 9'4" (4.2 x 2.85)**

Having light point to ceiling, single glazed window to rear elevation.

#### **Bathroom 9'4" x 8'2" (2.85 x 2.5)**

Two steps from the landing, having light point to ceiling, opaque glazed window to rear elevation, dated suite to comprise panelled bath, wash hand basin, low level flush W.C., airing cupboard housing dated hot water tank.

#### **Outside**

Access to the outside area is from the kitchen, this leads out to a paved area giving access to the rear garden that is laid to lawn with mature borders and there is a timber shed in the garden and access out onto a shared passageway to the rear.

Please note it will be a condition of sale that the purchaser of this property erects a suitable boundary fence between this and the adjoining property within six weeks of completion.

#### **General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

#### **Auction Conditions Of Sale**

Conditions of Sale

The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale.

The purchasers shall deem to bid on the terms whether they have inspected or not.

Please note it will be a condition of sale that the purchaser of this property erects a suitable boundary fence between this and the adjoining property within six weeks of completion.

The auction will be held on Tuesday 24th September commencing at 6pm at The Warwick Arms Hotel, Warwick CV34 4AT.

Solicitor: Rollasons Solicitors. [resprodaventry@rollasons.com](mailto:resprodaventry@rollasons.com) 01327 301771

**Auction Price Information**

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction.

Each property will be offered subject to a Reserve ( a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.

**Guidance to Buying At Auction**

Attention is drawn to the general and special conditions of sale. If one is the successful bidder, upon the fall of the gavel there is a binding contract. The purchaser is immediately at risk in relation to the property and therefore should ensure that they have the ability to complete on the appropriate day and also ensure that insurance cover is made. Completion will take place within 28 working days of the Agreement. The successful bidder will sign a contract on the night of the sale and pay 10% deposit of the purchase price and a Buyer's Premium of £500 + VAT. The Auctioneer has the right, as Agents for the Vendors, and the Purchasers at this stage to complete the contract. Any guide price mentioned in negotiations or discussed with the Auctioneer, or any of their representatives, should not be relied upon by a prospective purchaser as representing a professional opinion for any purpose in accordance with the requirements or guidance notes of the relevant bodies.

**Unsold Lots**

If you wish to register your interest or submit a post auction offer on any unsold lot, please speak directly to James Hawkesford if you are bidding in the room, or phone 01926 438122 or email: [jmh@hawkesford.co.uk](mailto:jmh@hawkesford.co.uk)

**Note Bene**

The above property will be offered for sale by Public Auction subject to Reserve, prior sale and conditions. The Contract and Conditions will be available at the office of the Auctioneers together with the Vendors Solicitors for a period of seven days prior to the auction sale. The Contract and Conditions of sale will be available at the place of auction for inspection but will not be read. All interested parties should fully satisfy themselves as to their financial position to proceed before making any bids.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	