

SHREWLEY COMMON, WARWICK CV35 7AY



- **FOR SALE BY PUBLIC AUCTION**
- **DETACHED BUNGALOW OFFERING SCOPE FOR MODERNISATION AND IMPROVEMENT**
 - **SITUATED ON A PLOT OF APPROXIMATELY 0.3 ACRE**
 - **THREE RECEPTION ROOMS AND LARGE HALL**
 - **FOUR BEDROOMS**
 - **LOTS OF SCOPE**
- **AUCTION BEING HELD ON THE 24TH SEPTEMBER AT 6PM AT THE WARWICK ARMS HOTEL**

4 BEDROOMS

BY PUBLIC AUCTION £500,000

This is a substantial detached bungalow situated next to the Durham Ox Public House within the area of Little Shrewley set back from the road by a hedge and having a gravel driveway with parking for approximately four cars.

With two spacious reception rooms, four bedrooms and a bathroom.

Situated on a generous plot of approximately 0.3 acres, there is ample space for outdoor activities, gardening, or even extending the property further. The bungalow offers scope for modernisation and improvement, allowing you to put your own stamp on it and create a truly bespoke living space.

Being for sale by public auction adds an element of excitement to the purchasing process, giving you the opportunity to secure this wonderful property in a unique way.

The property which has the advantage of timber framed double glazing, in detail comprises:

Porch

Solid door gives access into porch having skylight to ceiling and double opening doors leading into

Hallway

Having accessed to the loft void, single panelled radiator and exposed timber floors.

Bedroom One 12'4" x 11'9" maximum measurements to bay (3.76 x 3.6 maximum measurements to bay)

Having central light point to ceiling, two windows to front elevation, single panelled radiator.

Bedroom Two 15'1" x 12'4" maximum measurements to bay (4.6 x 3.76 maximum measurements to bay)

Having central light point to ceiling, two windows to front elevation, single panelled radiator and exposed timber floors.

Breakfast Room 16'4" x 9'10" maximum measurements (5 x 3 maximum measurements)

Having exposed spotlights to ceiling, built-in solid Rayburn, double panel radiator, wooden flooring, extending into

Living Room 27'2" x 11'0" (8.29 x 3.37)

Having recessed spotlights to ceiling, window to front elevation, bay window to rear elevation, two double panelled radiators, open fireplace.

Kitchen 9'10" x 8'6" (3 x 2.6)

Having spotlights to ceiling, wooden floors, stainless steel wall mounted heated towel rail, Belfast sink with mixer tap over and tiled splashback, run of solid work surface with under counter space.

Door through to

Summer Room 13'6" x 15'7" (4.14 x 4.77)

Having recessed spotlights to ceiling, double glazed windows and door leading out onto rear garden, single panelled radiator.

Door to

Rear Hallway

Having recessed spotlights to ceiling, two windows overlooking the rear garden, single panelled radiator.

Bedroom Three 8'9" x 11'9" (2.67 x 3.6)

Having two light points to ceiling, uPVC double glazed window to rear elevation and opaque double glazed window to side elevation, single panelled radiator.

Rear Hall

Having recessed spotlights to ceiling, built-in corner storage unit.

Shower Room 8'6" x 10'5" maximum measurements (2.6 x 3.2 maximum measurements)

Having recessed spotlights to ceiling, uPVC double glazed window to side elevation, single panelled radiator, fitted suite to comprise: walk in shower cubicle tiled full height, low level flush W.C., pedestal wash hand basin with tiled splash back, single panelled radiator and tiled floor.

Bedroom Four 11'3" x 8'9" maximum measurements (3.44 x 2.67 maximum measurements)

Having light point to ceiling, window to front elevation, single panelled radiator.

Outside

The rear garden is laid to lawn with a number of mature trees, there is a timber framed single stable block with attached shed and a path leading round to the front elevation.

General Information

Services to the property - Mains water and electricity are believed to be connected to the property. The property has a private drainage system. Heating is via way of an oil fired central heating boiler situated in an outdoor boiler cupboard.

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.

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

Solicitor: Heath & Blenkinsop Solicitors. law@heathandblenkinsop.com 01926 492407

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

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 438129

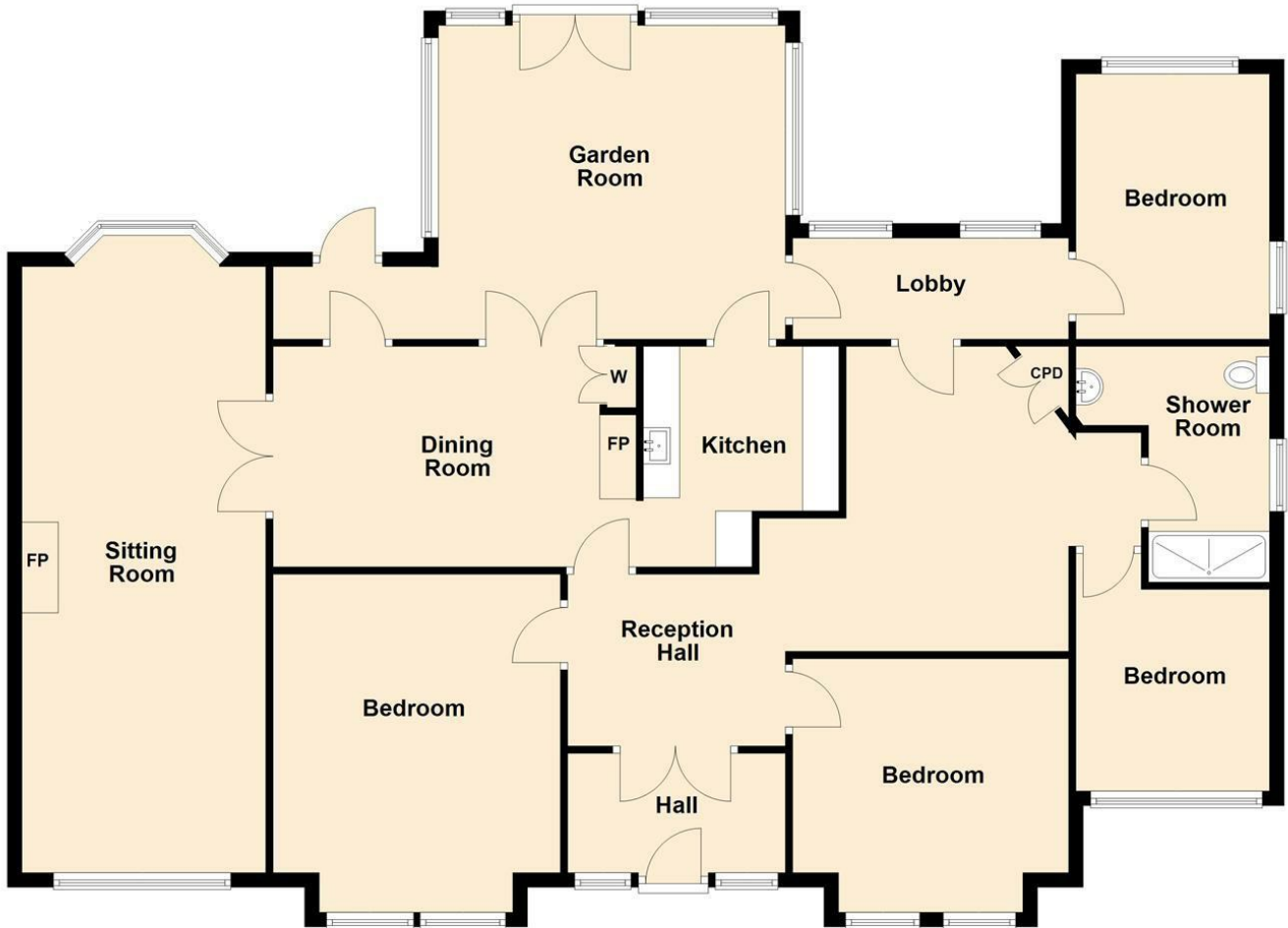
Survey

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.



Ground Floor

Approx. 168.1 sq. metres (1809.6 sq. feet)



Total area: approx. 168.1 sq. metres (1809.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
62	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(40-60) C	
(21-39) D	
(12-20) E	
(6-11) F	
(1-5) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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