

COTEN END, WARWICK CV34 4NU



- **FOR SALE BY PUBLIC AUCTION**
 - **MID TERRACE PROPERTY**
- **HAVING BEEN USED AS A COMMERCIAL USE FOR A NUMBER OF YEARS**
- **NOW OFFERING SCOPE FOR CONVERSION SUBJECT TO THE NECESSARY CONSENTS**
 - **REQUIRING GENERAL MODERNISATION**

2 BEDROOMS

BY PUBLIC AUCTION £160,000

Welcome to this property located in the heart of Coten End, Warwick. This delightful mid-terrace property, previously utilised for commercial purposes, could be transformed into a beautiful residential space, subject to the necessary consents.

Upon entering, you are greeted by two rooms that offer endless possibilities for creating either retail areas or a cosy living area and a stylish dining space. The property boasts two well-proportioned bedrooms.

Although the property is in need of general modernisation, this presents a fantastic opportunity for you to unleash your creativity and design a business or home tailored to your preferences.

Located in a sought-after area, this property is ideal for those looking to be part of the vibrant community of Warwick. With its convenient location, you'll have easy access to local amenities, charming cafes, and picturesque parks, ensuring a lifestyle of comfort and convenience.

Don't miss out on the chance to own this property with endless possibilities. Whether you are looking for a new home or an investment opportunity, this property in Coten End, Warwick, is sure to capture your imagination.

This is a two-storey mid-terrace property situated directly opposite the Sainsburys Local in Coten End, Warwick in what is a popular retail area.

The property does require expenditure on general improvement and modernisation but offers scope for a number of uses subject to the necessary permissions and consents, and could convert back into a residential nature.

The property in details comprises:

Retail area 23'6" x 11'10" maimum measurements (7.17 x 3.63 maimum measurements)

Part glazed door gives access into the retail area which has large glazed window to front elevation, one double and one single panelled radiator, access hatch to cellar, opaque double glazed window to rear elevation, understairs storage cupboard and door through to

Kitchen area 9'2" x 6'2" (2.8 x 1.9)

Having florescent light point to ceiling, single glazed window overlooking rear elevation, cupboard housing stainless steel circular sink, door opening out onto rear garden and a further door giving access to

Cloakroom

Having low level flush W.C., wash hand basin and single panel radiator.

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.

Rear garden

Door from the kitchen leads out onto patio which is partly covered, the walled rear garden is overgrown requiring general attention but there is a path leading through it to a rear gate giving rear access.

Rear room 9'3" x 6'4" (2.82 x 1.95)

Stairs lead up to a half landing where there is access to rear room having spotlight to ceiling, single glazed window to side elevation, single panelled radiator, cupboard housing the foam insulated hot water tank.

From the hall two further steps lead up to

First floor - Rear room 9'10" x 10'5" (3 x 3.2)

Having fluorescent light tube to ceiling, single panelled radiator and single glazed window to rear elevation having storage cupboard over stairs.

First floor - Front room 11'9" x 10'5" (3.6 x 3.2)

Having sash window to front elevation and two single panelled radiators.

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.

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

Solicitor: Ellice Sparks, Trowers & Hamlins LLP. Email: esparks@trowers.com Direct line: 01392 612526

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

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

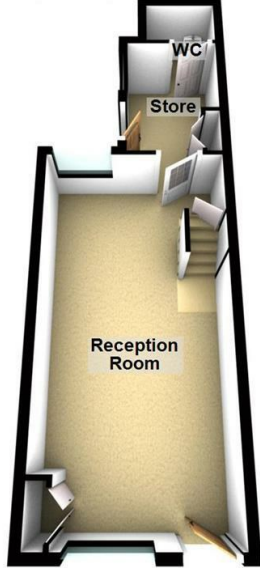
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Viewings

Strictly by appointment through Hawkesford on 01926 430553



Ground Floor
Approx. 34.0 sq. metres (366.5 sq. feet)



First Floor
Approx. 32.3 sq. metres (348.1 sq. feet)



Total area: approx. 66.4 sq. metres (714.6 sq. feet)

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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