



Connells
connells.co.uk 01788 579 880
FOR SALE

Connells

Elder Close
Rugby



Property Description

****BUNGALOW WITH PRIVATE REAR GARDEN AND SOLD AS SEEN**** This two bedroom detached bungalow situated within a quiet Cul-De-Sac located in this highly sought after area close to Bilton village.

The property comprises of entrance hall, lounge, kitchen, two bedrooms, shower room, spacious rear garden, garage with car port and driveway to the front with parking for multiple cars.

The area is well served by a range of local shops and amenities, well regarded schools including Cawston Grange Primary School, Bilton Grange, Rugby High School, Lawrence Sheriff, Princethorpe College and Rugby School. Nearby there is a local Co-op, hairdressers, Chinese takeaway and the area itself is not short of dog walks and greenery. The property also offers nearby country walks & cycle path to Draycote Water whilst within easy reach of Rugby train station and a good selection of local shops within walking distance.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance Hall

Lounge/Diner

13' x 12' 8" (3.96m x 3.86m)

Bay Window, carpeted, electric fire.

Kitchen

11' 10" x 8' 4" (3.61m x 2.54m)

Wall & base units, gas hob, fridge freezer, plumbing for washing machine, boiler, window to front & side access.

Bedroom One

11' 1" x 12' 5" (3.38m x 3.78m)

To rear of property, fitted wardrobes & storage, carpeted.

Bedroom Two

10' 1" x 8' 8" (3.07m x 2.64m)

To rear of property, carpeted, access to conservatory.

Bathroom/Shower Room

Window to side, w/c & sink, vanity unit, heated towel rail, lino floor.

Front Garden

Rear Garden

Patio, lawn & shed.

Parking

Gravel drive, garage.

Garage

16' 4" x 8' 1" (4.98m x 2.46m)









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 Connells on

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25 Regent Street
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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107093



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: RBY107093 - 0005