



Connells

Barrington Road
RUGBY



Property Description

Connells are delighted to offer this well presented three bedroom semi detached home located in the sought after area of Bilton. In brief the accommodation comprises entrance hall, spacious lounge/diner and kitchen to the ground floor. To the first floor there are three bedrooms, a bathroom and a separate W/C. Externally there is off road parking for several vehicles to the front, a single garage and an enclosed rear garden.

The location further benefits from excellent travel links including a short walk to the bus stop and short drive to Rugby train station which offers regular services to Birmingham and London Euston in under an hour. There is also easy access to the extensive motorway networks surrounding Warwickshire including the A45, A5, A14, M1 and the M6. There are three schools & a nursery within walking distance as well as a play area & park to the rear of the 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

Wood effect vinyl flooring, upvc front door, understairs cupboard.

Lounge

17' 9" x 10' 11" (5.41m x 3.33m)
Wood effect vinyl floor, patio doors.

Kitchen

6' 4" x 14' 2" (1.93m x 4.32m)

Window to front, vinyl floor, door to side, wall & base units, electric oven & hob.

Landing

Carpeted, loft access, airing cupboard.

Bedroom One

10' 11" x 11' 1" (3.33m x 3.38m)

To rear of property, upvc windows, radiator

En-Suite

Bedroom Two

11' 7" x 8' 8" (3.53m x 2.64m)

To front of property, carpeted, upvc window.

Bedroom Three

11' 1" x 6' 7" (3.38m x 2.01m)

To rear of property, carpeted, electric radiator

W/C

Vinyl floor, window to side, w/c

Bathroom

Fully tiled, privacy window to side, heated towel rail, bath, electric shower over bath, sink, heated towel rail.

Rear Garden

Lawn & decking area









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 Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107138



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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