



Connells
07888 579 880
FOR SALE

Pantolf Place RUGBY CV21 1HR

for sale guide price
£200,000



Property Description

NO ONWARD CHAIN

Connells are pleased to bring to market this deceptively spacious and well presented family home on Pantolf Place, Rugby. Pantolf Place in brief comprises of; front porch, entrance hall, spacious lounge and dining room, kitchen, three bedrooms and bathroom. Externally, there is a well maintained front and rear garden, allocated off road parking for approximately two to three vehicles, plus a single detached garage. This property also benefits from gas central heating throughout.

Pantolf Place is within walking distance to local shops and amenities, The Newbold Crown Pub, local chip shop, bus routes and lovely dog walks. Newbold also offers excellent travel links with being a 5 minute drive to both Junction One and Elliot's Field retail parks. This property is also well situated for commuter access to the surrounding M1/M6/A5 and A14 road and motorway networks.

The property is close to Rugby Town Centre which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. There is also easy access to Rugby railway station which offers regular services to Birmingham and London Euston in under an hour.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see home.

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.

Approach

Upon approach you are welcomed by a well maintained front lawn, with main entrance door leading to;

Front Porch

Front porch with door leading to;

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor landing and an under stair storage cupboard.

Lounge

12' 11" x 10' 3" (3.94m x 3.12m)

Featuring a gas fireplace and window to the front aspect. Archway leading to;

Dining Room

11' 7" x 8' 10" (3.53m x 2.69m)

Featuring sliding doors leading to the rear garden.

Landing

First floor landing with loft hatch providing loft access and window to the side aspect.

Kitchen

11' 5" x 7' 6" (3.48m x 2.29m)

Featuring a range of wall and mount base units, sink & drain, and appliance space for a cooker, fridge freezer and washing machine. Door to rear garden and window to the side aspect.

Bedroom One

13' 5" x 9' 11" (4.09m x 3.02m)

Spacious master bedroom featuring space for wardrobe and window to the front aspect.

Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m)

Featuring a built in wardrobe and airing cupboard, window to the rear aspect.

Bathroom

With built in bath and shower over, low level WC, sink and frosted window to the rear aspect.

Rear Of Property

A well maintained generous rear garden with patio and shrubs, side access and storage shed.

Garage

16' 6" x 8' 11" (5.03m x 2.72m)

Detached single garage with light & power and an up & over door.

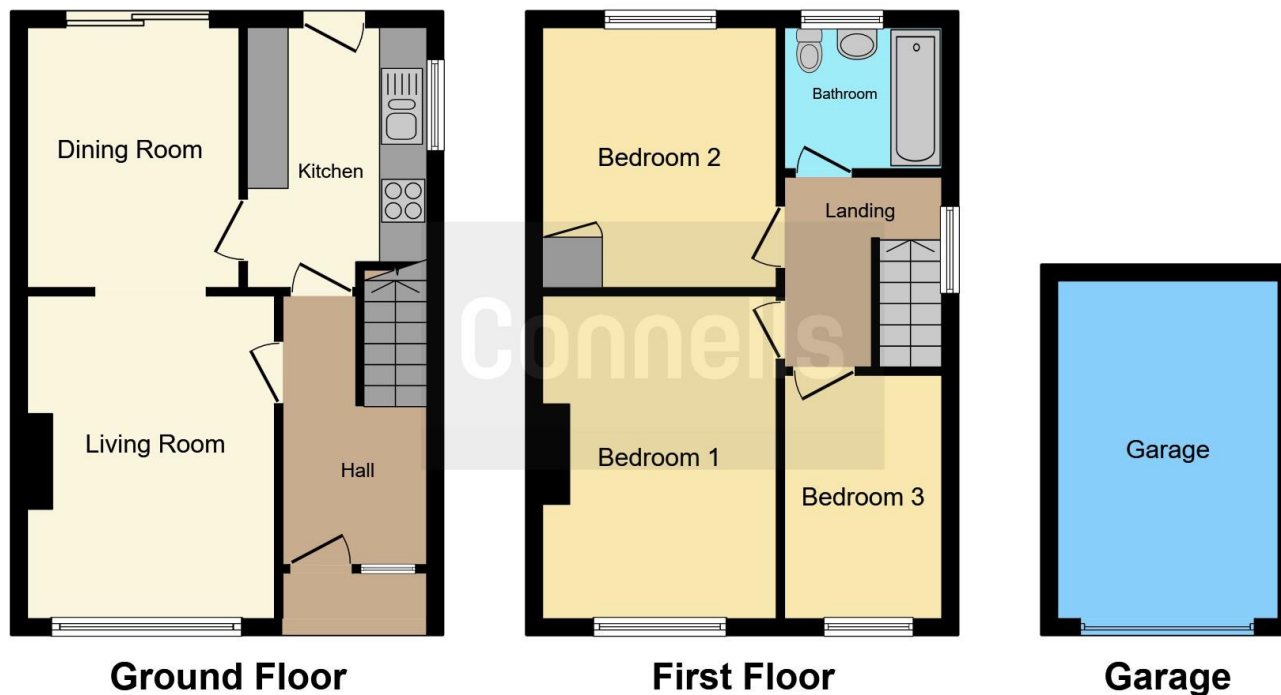
Parking

The property comes with allocated off road parking for approximately two to three vehicles to the side.









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
 RUGBY CV21 2PE

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107568



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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