





Property Description

NO ONWARD CHAIN

Connells are delighted to bring to market the opportunity to acquire this deceptively spacious three bedroom semi-detached home, nestled within Hillmorton, Rugby on Fenwick Drive. Fenwick Drive has been recently refurbished to a high specification, boasting of beautifully updated and modern features throughout, now making a fantastic and move-in ready first time buy or family home. In brief, this charming property comprises of; entrance hall, lounge, generous kitchen/diner, downstairs bathroom, three bedrooms with an en suite to master. Externally, there is a good size front and rear garden, single garage plus further off road parking.

The property is also a short drive away from the town centre, offering a great selection of High Street and independent shops as well as a wide range of restaurants, bars and coffee shops. It is also within walking distance to local shops, amenities and parks. Fenwick Drive falls within the catchment area of good selection of primary and secondary schooling throughout Rugby, including academies, grammar schools, Warwickshire College and the renowned Rugby School. The property is also well positioned for easy commuter access to major road networks and Rugby Railway Station which offers a regular rail service to London Euston in just under 50 minutes.

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

To the front of the property there is a front garden laid to lawn with a pathway leading to the main front entrance door and onto;

Entrance

Entrance hall with stairs rising to the first floor landing.

Lounge

Family sitting room with bay window to the front aspect.

Kitchen/Diner

A bespoke modern fitted kitchen/diner area with a range of wall and mount base units, brand new integrated appliances, door leading to the rear garden and windows to the rear aspect.

Downstairs Bathroom

Tiled bathroom with a built in bath and shower over, low level WC, sink and window to the side aspect. Heated towel rail feature included.

Landing

First floor landing with access to upstairs reception rooms.

Bedroom One

Spacious master bedroom featuring space for a wardrobe, built in storage cupboard and window to the front aspect.

En Suite

Tiled en suite off the master with double walk in shower, low level WC, sink and heated towel rail.

Bedroom Two

Featuring space for wardrobe and window to the rear aspect.

Bedroom Three

Featuring space for wardrobe and window to the rear aspect.

Garage

Single detached garage to the rear.

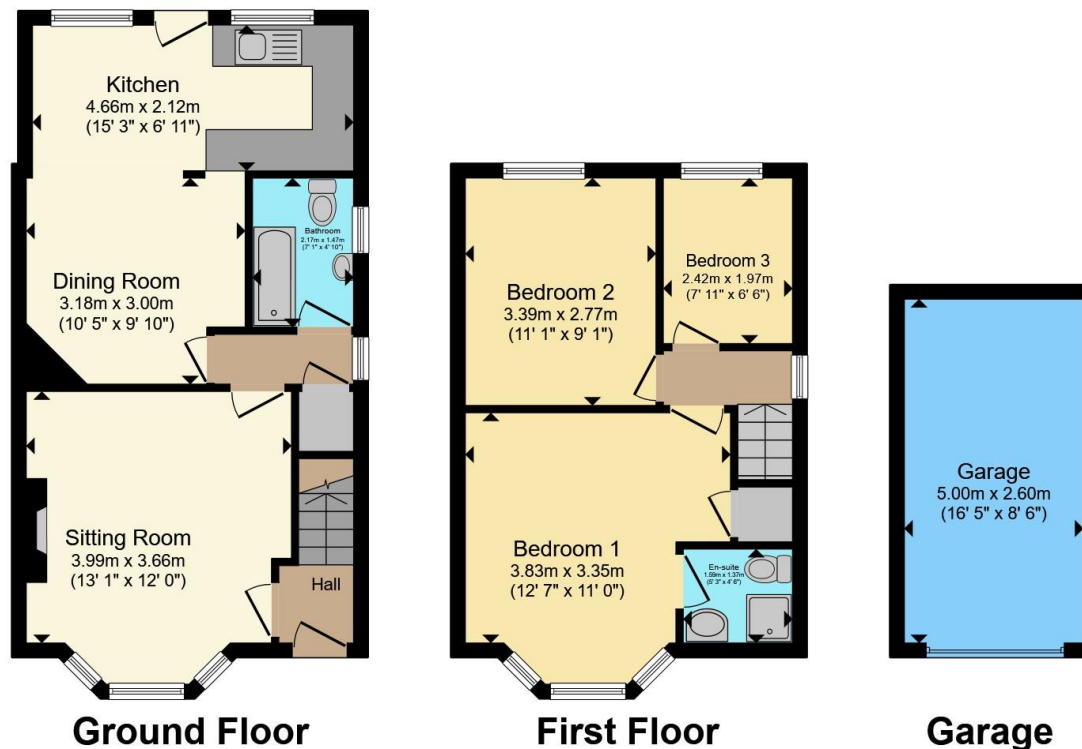
Rear Of Property

A generous rear garden laid to lawn with patio area, new fencing and side accessibility.









Total floor area 89.7 m² (966 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: E Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107729



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.

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