



Connells
connells.co.uk 01928 428 107
LET BY



Property Description

A charming two bedroom home with off road parking, a generous rear garden and no onward chain. This lovely home has a lounge to the front with space for a fireplace, and a kitchen with good storage to the rear. There are two light and airy double bedrooms and a family bathroom.

This property is available to cash buyers only as it does require underpinning to repair the subsidence.

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.

The Location

Millers Road is a 15 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute. There is also access to good schooling.

Entrance Porch

Original tiled flooring.

Lounge

13' 10" x 12' 9" (4.22m x 3.89m)

Window to front, space for fireplace, cupboard with sash window and electrics.

Kitchen

12' 8" x 8' 5" (3.86m x 2.57m)

Fitted with a range of wall and base units with work surface over, space for cooker, space for washing machine, sink, space for fridge, laminate flooring, two windows to rear and frosted door to garden.

Landing

Loft hatch.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

Window to front, built in wardrobes and carpeted flooring.

Bedroom Two

11' 8" x 8' 1" (3.56m x 2.46m)

Window to rear and carpeted flooring.

Family Bathroom

Shower over bath, tiled to splashback, WC, heated towel rail, laminate flooring and window to rear.

Loft Space

Part boarded.

Rear Garden

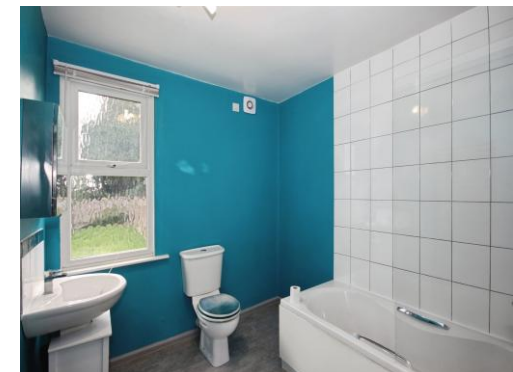
Enclosed rear garden mainly laid to lawn with a patio area and a shed.

Parking

Driveway for one car and gravelled front garden.

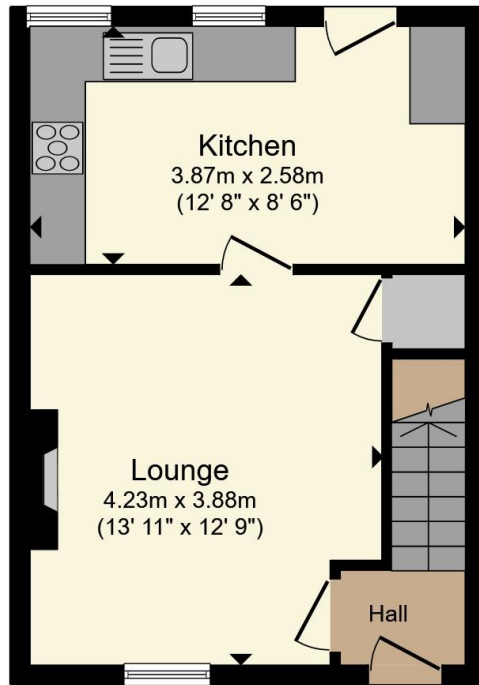
Agent Notes

This property currently has subsidence and is therefore available to cash buyers only. We have received a structural engineers report on this matter.

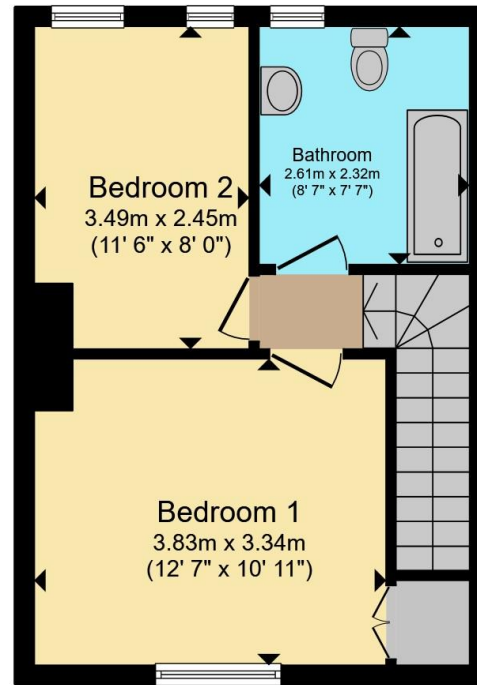








Ground Floor



First Floor

Total floor area 65.0 m² (700 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



To view this property please contact Connells on

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14 High Street
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EPC Rating: E Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/WAR106375



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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Property Ref: WAR106375 - 0004