



Connells

Gunton Avenue
Coventry



Property Description

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.

This end of terrace home is situated in the residential area of Willenhall, being close to local amenities and Coventry city centre. The accommodation briefly comprises: ground floor lounge, fitted kitchen/diner. Upstairs there are two good sized bedrooms and a fitted bathroom. Externally there is a garden to the rear.

Entrance Hall

Stairs to first floor.

Approach

Front door.

Lounge

Double glazed bay window to the front elevation, two radiators and understairs storage. Through to:

Fitted Kitchen/Diner

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric double oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation, double glazed skylight and door leading to the rear garden.

First Floor Landing

Doors to

Bedroom One

Two double glazed windows to the front elevation, storage cupboard and radiator.

Bedroom Two

Double glazed window to the rear elevation, fitted wardrobe and radiator.

Fitted Bathroom

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the rear elevation.

Outside

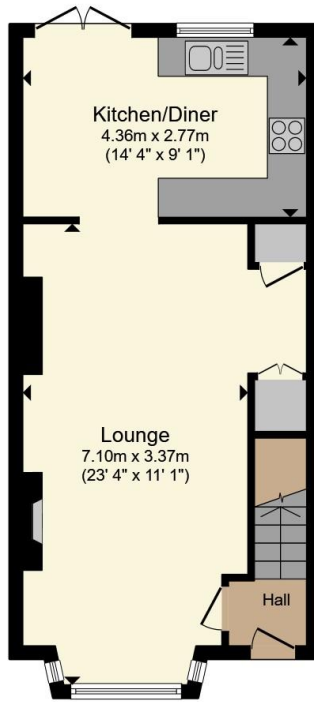
Front Of Property

Driveway providing off road parking.

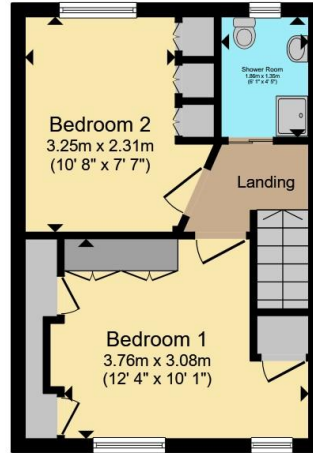
Rear Garden

Decked patio area beyond being to lawn with access to the front and path to garage.





Ground Floor



First Floor

Total floor area 70.4 m² (758 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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38 New Union Street
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EPC Rating: D Council Tax Band: A

view this property online connells.co.uk/Property/COV323385

Tenure: Freehold



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: COV323385 - 0004