

Connells

Leopold Road
Coventry

Leopold Road
Coventry CV1 5BL

for sale guide price
£100,000







Property Description

A three-bedroom mid-terrace property situated in the popular residential area of Hillfields.

The accommodation briefly comprises, to the ground floor, a lounge, separate dining room, kitchen and a family bathroom.. To the first floor are three bedrooms.

Externally, the property benefits from a rear garden.

This property offers an excellent opportunity for families, or investors and is conveniently located close to local amenities, schools, and transport links.

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

Front door.

Entrance Hall

Stairs to first floor.

Lounge

Double glazed window to the front elevation, radiator and laminate flooring.

Dining Room

Double glazed window to the rear elevation, radiator and laminate flooring.

Kitchen

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

Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator, extractor fan and double glazed window to the side elevation.

First Floor Landing

Doors to;

Bedroom One

Double glazed window to the front elevation, radiator, laminate flooring and a storage cupboard.

Bedroom Two

Double glazed window to the rear elevation, radiator and laminate flooring.

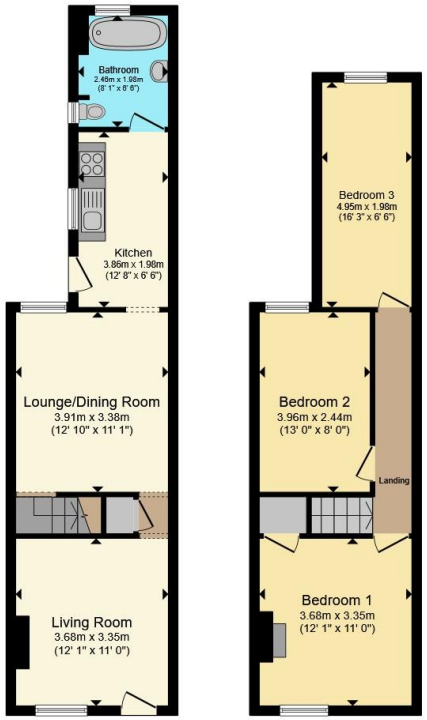
Bedroom Three

Double glazed window to the rear & side elevations, radiator and laminate flooring.

Outside











Total floor area 81.0 m² (872 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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38 New Union Street
COVENTRY CV1 2HN

EPC Rating: D

Council Tax Band: A

view this property online connells.co.uk/Property/COV324150

Tenure: Freehold

The Property Ombudsman

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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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