



**Connells**

Bolingbroke Road  
Coventry



## Property Description

### Auctioneer's Comments

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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.

NO CHAIN - three bedroom mid terraced property situated in the popular area of Stoke in an ideal location for Coventry University and also the local amenities. The property is in need of modernisation and comprises of two reception rooms, kitchen, ground floor bathroom, lean too, three first floor bedrooms and a boarded loft space.

### Approach

Single glazed entrance door to:

### Dining Room

Double glazed window to the front aspect, central heating radiator and understairs cupboard.

### Lounge

Double glazed door leading to the lean two, central heating radiator, gas fire, stairs rising to the first floor and door to:

### Kitchen

The kitchen comprises of a range of wall and base mounted units with work surfaces and splashbacks, gas cooker point, plumbing for washing machine, double glazed window to the side aspect and door to:

### Bathroom

Being tiled and comprising of a bath with shower over, low level wc, wash hand basin set in a vanity unit and a double glazed window to the side aspect.

## Lean Two

Single glazed door leading to the rear garden.

## First Floor Landing

Access to boarded loft space which has a roof window to the rear aspect, doors to:

## Bedroom One

Double glazed window to the front aspect, built in wardrobe and a central heating radiator.

## Bedroom Two

Double glazed window to the rear aspect, cupboard and a central heating radiator.

## Lobby Area

door to bedroom two and also bedroom three

## Bedroom Three

Double glazed window to the rear aspect, central heating radiator and a cupboard housing the combination boiler.

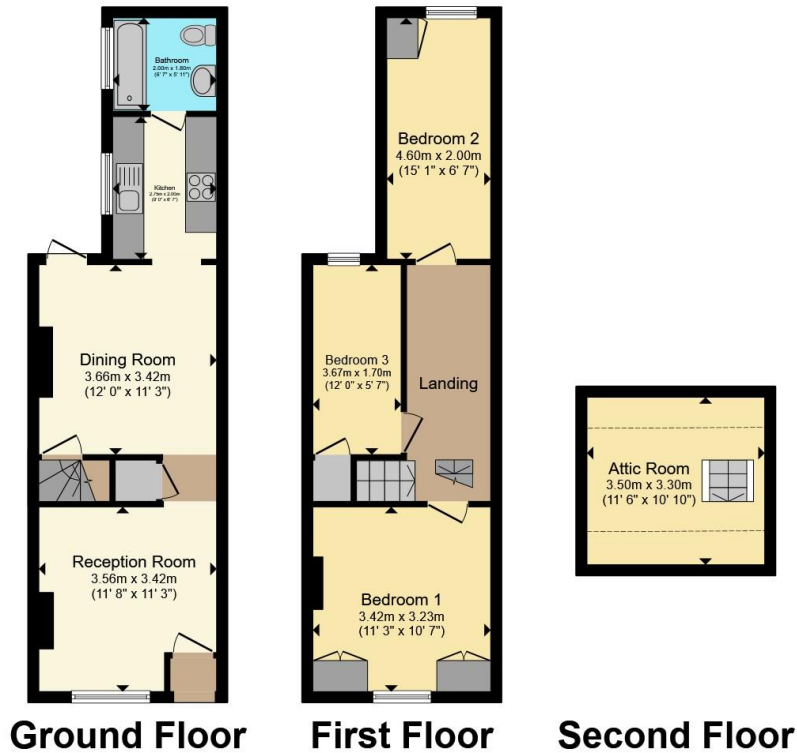
## Outside To The Front

Path leading to the front door.

## To The Rear

Paved area with raised borders and a water feature.





Total floor area 86.3 m<sup>2</sup> (929 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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EPC Rating: D Council Tax  
 Band: A

**view this property online [connells.co.uk/Property/COV323519](http://connells.co.uk/Property/COV323519)**

Tenure: Freehold



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