



Connells

Woodloes Avenue South
Warwick

Woodloes Avenue South Warwick CV34 5TF

for sale guide price
£275,000



Property Description

This charming home in brief comprises, entrance hall, spacious lounge with doors leading out into the rear garden, a separate kitchen with plenty storage space, two double bedrooms and a family bathroom. This home offers fantastic storage throughout and further benefits from a garage! There is ample parking to the front, with additional parking to the rear.

To the rear of the home is a private and enclosed, rear garden mainly laid to lawn. There is a lovely patio area, perfect for outdoor seating, entertaining or BBQ's in the warmer months.

This detached bungalow is being sold with no onward chain and can complete in 56 days*.

The light and airy home is situated in the sought after Woodloes location and offers excellent travel links. For national commuters it is only a short drive to the M40 and Warwick Parkway park and ride train line for frequent visitors to London. The property is also just a couple of minutes walk away from the bus stop and has easy access to local shops and amenities including a M&S Simply Food, BP garage and Priory Medical Centre.

Woodloes Avenue South is a 5 minute drive or 20 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.

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

Off road parking for multiple vehicles, side access to entrance and garden to rear.

Lounge

16' 5" x 10' 8" (5.00m x 3.25m)

Generous sized room with french doors to rear, electric fire and surround and carpeted flooring.

Kitchen

10' 2" x 8' 5" (3.10m x 2.57m)

Fitted with a range of base and wall mounted units with work surface over, sink and drainer with mixer tap, electric cooker with hob, space for fridge freezer and washing machine. Window and external door to rear garden.

Bedroom One

12' x 10' 3" (3.66m x 3.12m)

Window to front and carpeted flooring.

Bedroom Two

8' 11" x 8' 6" (2.72m x 2.59m)

Window to front and carpeted flooring.

Bathroom

Shower cubicle, pedestal wash hand basin, W/C, wood style flooring, window to side

elevation and access to loft space (not inspected)

Rear Garden

Mainly laid to lawn with a variety of shrubs and plants, paved patio area with path to rear. Fenced boundary.

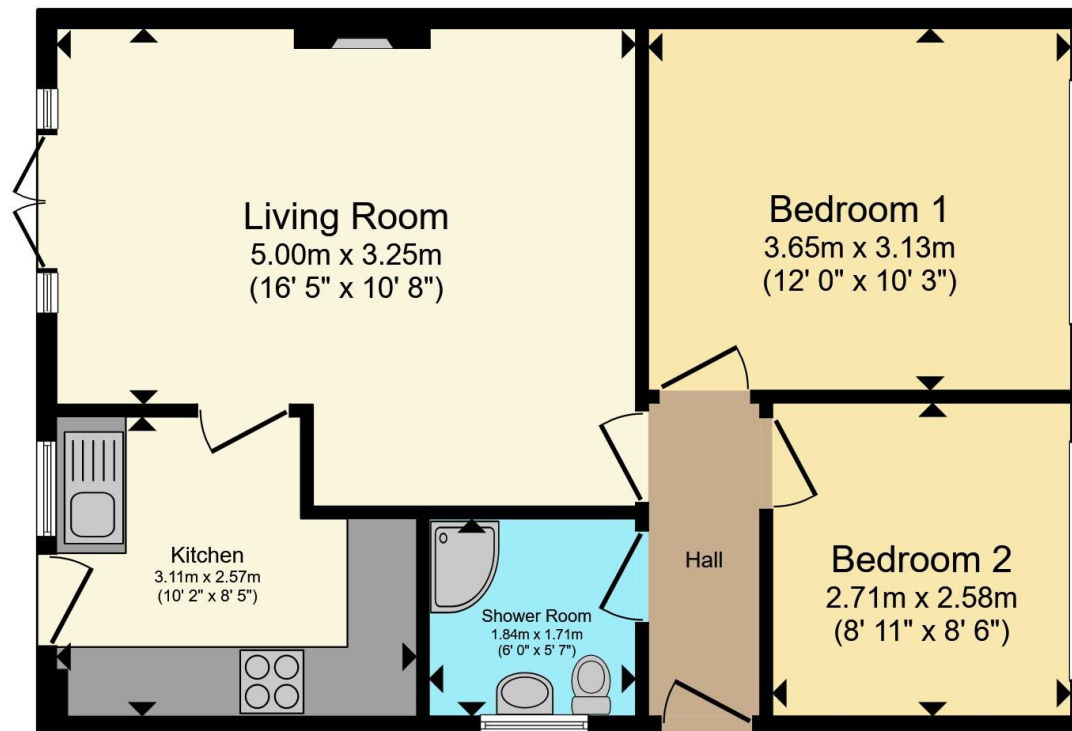
Garage

Electric up and over door.









Total floor area 52.0 m² (559 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

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To view this property please contact Connells on

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14 High Street
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EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107756



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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