



Connells

Bushberry Avenue
Coventry



Property Description

*** NO UPWARD CHAIN *** Mid terrace property briefly comprising lounge, fitted kitchen, two first floor bedrooms and family bathroom.

In addition there is a garden to the rear and forecourt to the front.

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

Via a double glazed front entrance door to;

Porch

Double glazed window to the front aspect, tiled flooring and a double glazed internal door to;

Kitchen

Range of wall and base mounted units incorporating an inset one & a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Range cooker with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, tiled flooring, stairs rising to first floor, double glazed window to the rear aspect and double glazed door leading to the rear garden.

Lounge

Double glazed window to the front aspect, radiator, television point, decorative surround with gas fire, dado rail, coving to ceiling and double glazed patio doors to the rear aspect.

First Floor Landing

Loft access, double glazed window to the rear aspect and doors to;

Bedroom One

Double glazed window to the front & rear aspects, radiator and a fully tiled shower cubicle.

Bedroom Two

Double glazed window to the front aspect and radiator.

Bathroom

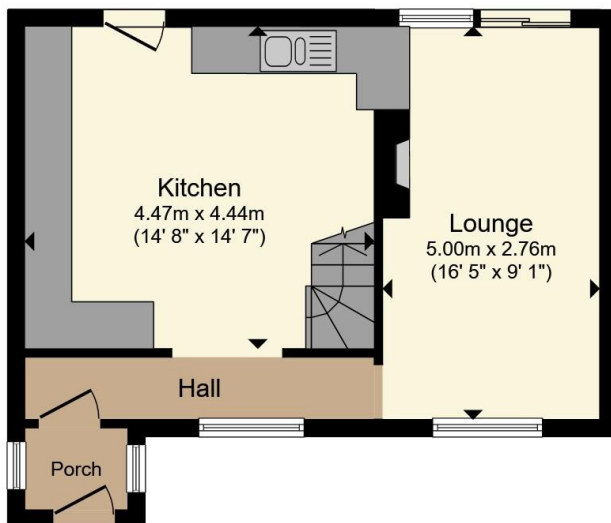
Fully tiled comprising of a panelled bath with mixer tap, wash hand basin, low level wc, heated towel rail and double glazed window to the rear aspect.

Outside

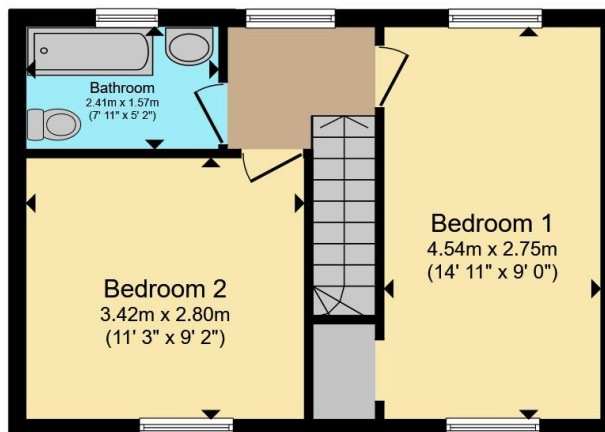
Forecourt to front with access to front entrance door.

To the rear is a paved low maintenance garden.





Ground Floor



First Floor

Total floor area 74.5 m² (802 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

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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/COV323405

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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