



Connells

Ambercote School Lane
Prior's Marston Southam



Property Description

Connells are proud to bring to market this impeccable, detached cottage style property set within Priors Marston, Southam. Thoughtfully extended, this property offers an abundance of living accommodation and is available for sale with no onward chain.

In brief the property comprises; spacious lounge, breakfast kitchen, laundry/utility room, downstairs cloakroom and main bedroom with en-suite shower room.

On the first floor you will find two further bedrooms and the main family bathroom.

Externally there is a beautifully maintained and generously sized garden and driveway parking for two cars.

Priors Marston is a picturesque parish village within the beautiful Warwickshire countryside. Ideally located close to Priors School and within easy access of the M1 and M40. Benefiting from a village hall, Junior School, post-office and village pub.

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 fore-garden with a pathway leading to the front door.

Lounge/Diner

12' x 27' (3.66m x 8.23m)

Generously sized, light and airy lounge/diner with stairs rising to the first floor and consisting of a log burner, solid wood flooring, a radiator, double glazed windows to front and rear elevations, a door to the inner hallway and an archway to the kitchen.

Kitchen

15' x 13' (4.57m x 3.96m)

Fitted with base units with complementary work surfaces over, incorporating a sink and drainer unit. Providing space for white goods and comprising solid wood flooring, a radiator,

two velux windows, double glazed windows to front ,side and rear elevations and French doors leading to the garden.

Inner Hallway

Having ceiling spotlights, solid wood flooring, a radiator, loft access and doors to the laundry room, downstairs cloakroom and master bedroom.

Laundry/Utility

5' x 7' 11" (1.52m x 2.41m)

Having solid wood flooring, ceiling spotlights and a door leading to the garden.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, tiled flooring, ceiling spotlights, an extractor fan and a double glazed window to side elevation.

Main Bedroom

11' 1" x 10' (3.38m x 3.05m)

Double bedroom with solid wood flooring, ceiling spotlights, a radiator, double glazed windows to side elevation, French doors leading to the garden and a door to:

En-Suite

Three piece suite fitted with a wash hand basin, shower cubicle with rainfall shower and a low level W/C. Having tiled flooring, a heated towel rail, an extractor fan and a double glazed window to side elevation.

First Floor

Landing

The stairs lead from lounge. There is a radiator, a double glazed window to front

elevation and doors to bedrooms one and two as well as the family bathroom.

Bedroom two

10' 1" x 13' (3.07m x 3.96m)

Double bedroom having a radiator and double glazed windows to front and rear elevations.

Bedroom Three

8' 1" x 12' 1" (2.46m x 3.68m)

Double bedroom having a radiator and double glazed windows to front and rear elevations.

Bathroom

Three piece suite fitted with a wash hand basin, bath with shower over and a low level W/C. Having a radiator and a double glazed window to rear elevation.

Outside

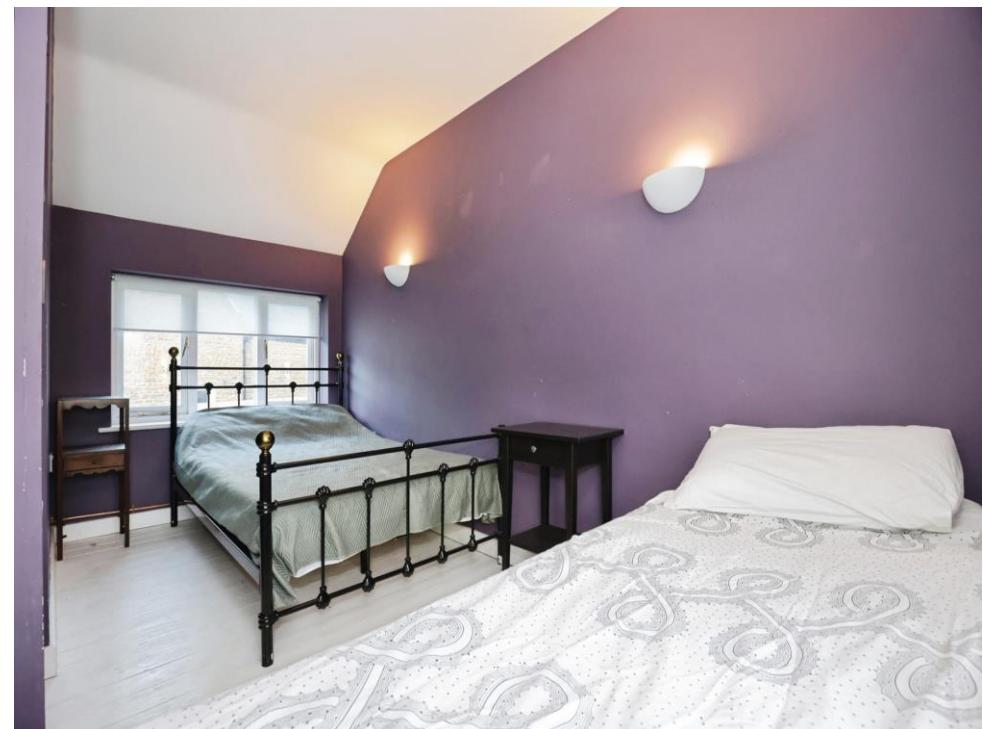
Rear Garden

Good size, private garden being mainly laid to lawn and fence enclosed, with lighting and an outdoor tap.

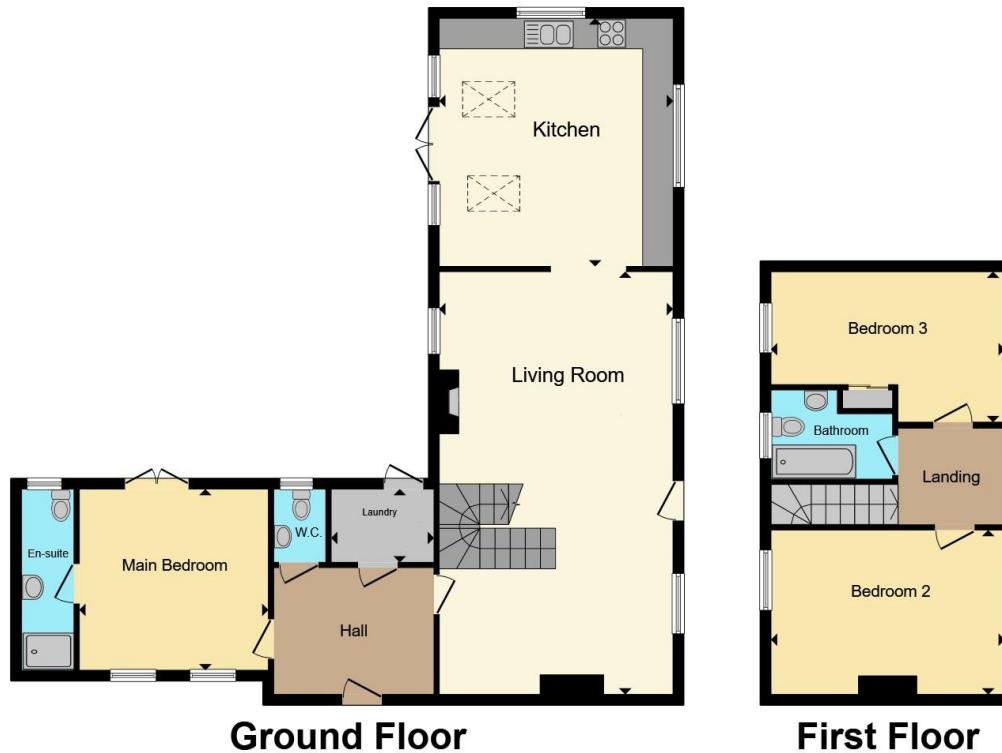
Parking

Driveway to the side providing off road parking for two cars.









Total floor area 131.1 m² (1,411 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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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/STH104946



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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