



Connells

Burges Grove
Warwick



Property Description

A charming three bedroom linked-detached home with off road parking, a garage and no onward chain. This property is being sold with our modern method of auction, allowing you a quick and secure way to purchase your home and complete within 56 days*.

The property in brief comprises, entrance porch, separate kitchen, spacious lounge diner with sliding doors leading into the lovely rear garden. Upstairs are three well sized bedrooms, a family bathroom with a separate WC.

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.

Entrance Hall

Door into hallway.

Lounge Diner

24' 4" x 11' 3" (7.42m x 3.43m)

Window to front, sliding door to rear, store cupboard and carpeted flooring.

Kitchen

10' 5" x 7' 11" (3.17m x 2.41m)

Fitted with a range of wall and base units with work surface over, space for fridge freezer, oven, washing machine and dishwasher. Worcester boiler, tiled flooring and windows to rear garden.

The Location

The light and airy property 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.

Burges Grove 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.

Landing

Loft hatch, store cupboard and carpeted flooring.

Bedroom One

12' 5" x 10' 1" (3.78m x 3.07m)

Window to front and carpeted flooring.

Bedroom Two

9' 4" x 9' 2" (2.84m x 2.79m)

Window to front, wardrobes and carpeted flooring.

Bedroom Three

10' 10" x 8' 1" (3.30m x 2.46m)

Window to rear, wardrobe and shower cubicle.

Bathroom

Bath and window to rear.

Wc

WC and window to rear.

Loft Space

Part boarded.

Rear Garden

Mainly laid to lawn with mature shrubs and plants, patio and shed.

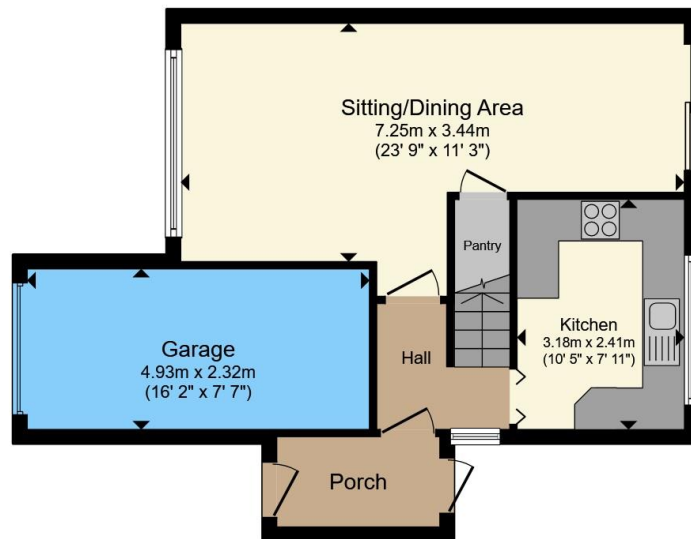
Vendors Notes

The boundary fence at rear/right is our responsibility. The fence at the end of the rear garden is shared. There is no fencing to the front.

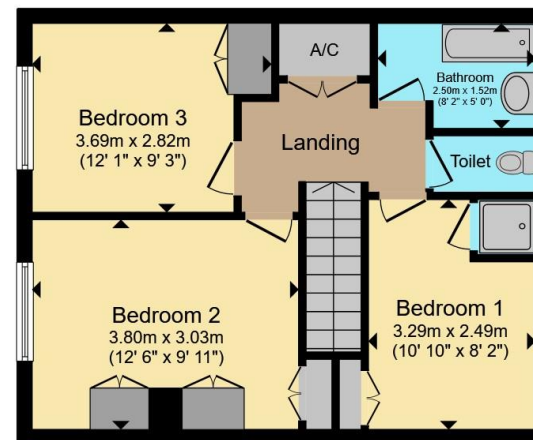








Ground Floor



First Floor

Total floor area 93.4 m² (1,005 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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14 High Street
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EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107462



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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