

for sale

guide price **£300,000**



Oddicombe Croft Coventry CV3 5PB

Three bedroom semi detached family home benefiting from a hallway, through lounge, kitchen, three first floor bedrooms and a the family bathroom. Outside there is a very large rear garden , garage and NO CHAIN



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Auctioneer's Comments

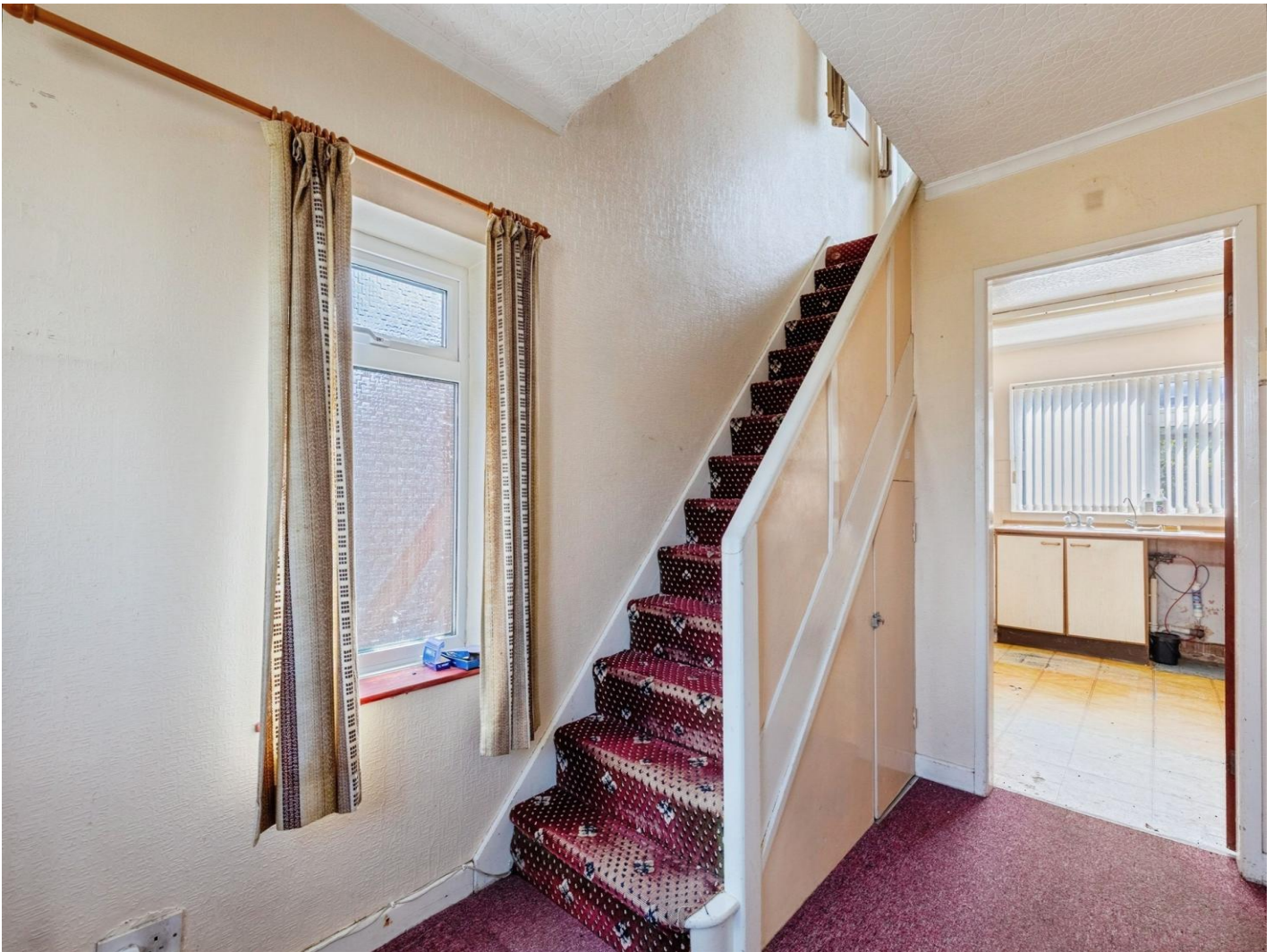
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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and 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.

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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



Pathway leading to:

Entrance Hall

Double glazed entrance door, stairs leading to the first floor, central heating radiator and doors to:

Through Lounge

Double glazed window to the front aspect, central heating radiator, serving hatch and french door leading to the rear garden.

Kitchen

having wall and base mounted units, double stainless steel sink unit, gas and electric cooker point, plumbing for washing machine, central heating boiler, double glazed window to the rear and a door to the fabulous rear garden.

First Floor Landing

doors to:

Bedroom One

Double glazed window to the front and a central heating radiator.

Bedroom Two

double glazed window to the rear aspect and a central heating radiator.

Bedroom Three

double glazed window to the front aspect, central heating radiator and storage above the bulk head.

Bathroom

being part tiled and comprising of a bath with shower over, low level wc, wash hand basin in a vanity unit, central heating radiator and a double glazed window to the rear aspect.

Outside

To the front of the property is a lawned foregarden with pathway, lawned area and driveway to the garage.

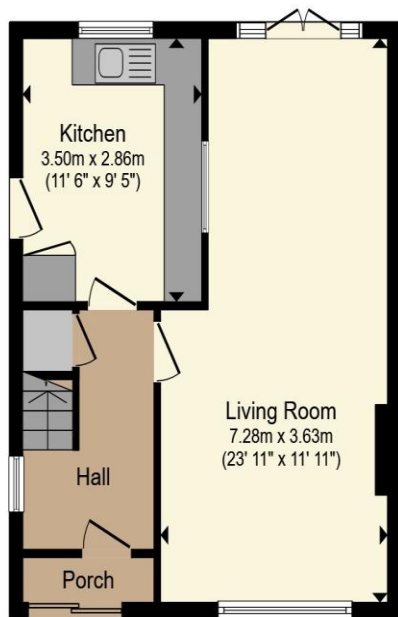
Garage

Having double doors and an inspection pit.

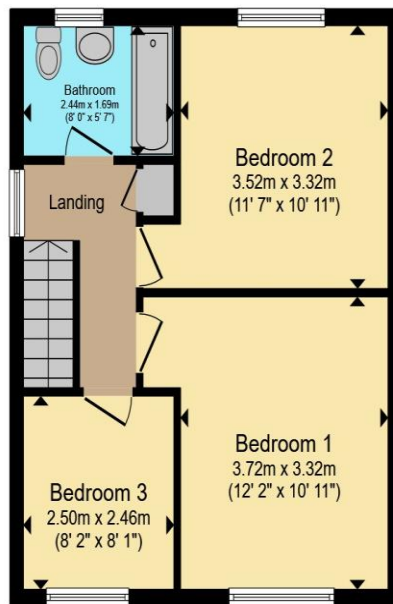
Rear Garden

The large rear garden has a paved area, tarmaced area beyond being laid to lawn, herbaceous borders, outside wc and access to the garage and green houses.

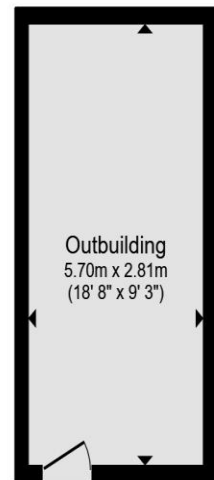




Ground Floor



First Floor



Outbuilding

Total floor area 100.8 m² (1,085 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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COVENTRY CV1 2HN

Property Ref: COV324359 - 0003

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

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