



Connells
01925 453 388
FOR SALE

Connells

Burns Avenue
WARWICK



Property Description

A three-bedroom home located within walking distance of Warwick town centre, Warwick Castle and the racecourse. Offering an excellent opportunity for buyers looking for a blank canvas to create your ideal home. This home comes with off road parking, a generous rear garden and is being sold with no onward chain.

The accommodation comprises a lounge to the front and a kitchen/diner to the rear with doors opening onto the garden. The ground floor also benefits from a convenient WC and access into the brick built store.

To the first floor, there are three bedrooms, including two doubles, along with a family bathroom.

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

Laminate flooring.

Lounge

14' x 11' 1" (4.27m x 3.38m)

Window to front, laminate flooring and gas fire (please note this is not in use).

Kitchen / Diner

21' x 11' 1" (6.40m x 3.38m)

Fitted with a range of wall and base with work surface over, cooker, hob, extractor and fridge. Space for washer, vinyl flooring, large pantry, window to rear.

The dining end has carpeted flooring and French doors.

Landing

Window to side, carpeted flooring and loft hatch.

Bedroom One

13' 9" x 11' 11" (4.19m x 3.63m)

Window to rear, carpeted flooring and cupboard housing boiler. The boiler is 4 years old.

Bedroom Two

11' 4" x 10' 5" (3.45m x 3.17m)

Window to front, laminate flooring and cupboard.

Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Window to front, wardrobes and carpeted flooring.

Bathroom

Window to rear, shower over bath, WC, part tiled to walls and carpeted flooring.

Brick Built Store

Storage space with cupboards and housing washing machine / dryer. Shed and workshop.

Cloakroom

WC.

Rear Garden

A generous rear garden mainly laid to lawn with a patio and three sheds.

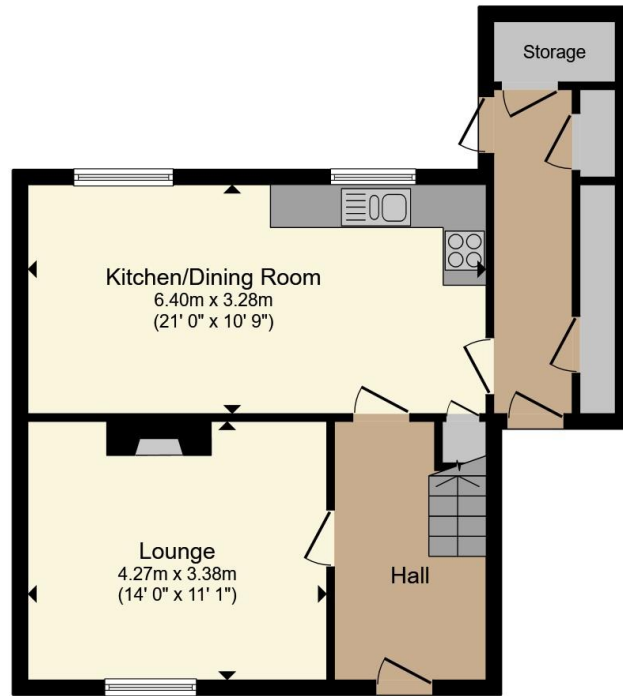
Parking

Driveway.

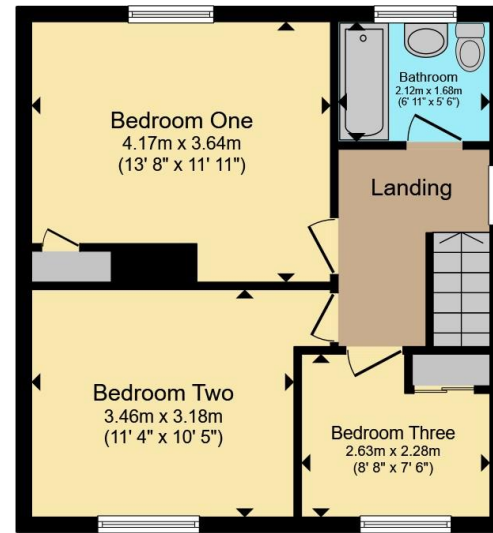








Ground Floor



First Floor

Total floor area 98.1 m² (1,056 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



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: C

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107682



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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