

Connells

Byways Coventry Road
Dunchurch Rugby

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Dunchurch Rugby CV22 6RE

for sale guide price
£350,000







Property Description

Development Opportunity | Sought-After Village Location

An exciting development opportunity in the highly desirable village of Dunchurch, offering a spacious three-bedroom home on a generous plot with excellent potential for enhancement or extension, subject to the necessary permissions.

The accommodation comprises an entrance hallway, a large reception/dining room with direct access to the rear garden, a separate dining room, a spacious kitchen/diner, utility room and a separate cloakroom. To the first floor are three well-proportioned double bedrooms and a shower room.

Externally, the property benefits from a substantial driveway providing off-road parking for multiple vehicles, a garage and convenient side access. To the rear is a large private garden, mainly laid to lawn with a patio area, offering excellent outdoor space for families and further scope for development.

Located in the heart of Dunchurch, one of Rugby's most sought-after villages, residents enjoy a charming village atmosphere with a range of local amenities including traditional pubs, shops, cafes and highly regarded schooling. The village is steeped in history and provides excellent transport links, with easy access to Rugby town centre, the M45, M1 and M6 motorway networks, as well as Rugby railway station offering fast services to London Euston.

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 Hallway

Carpet. Stairs to first floor

Lounge Diner

Carpet. Bay window to front. Sliding patio doors to rear garden.

Dining Room

Carpet. Bay window to front.

Kitchen Diner

Good sized kitchen diner with a selection of wall and base units. Gas hob, double oven, window to rear, tiled floor and a side door to patio.

Utility Room

Window to side, sink and plumbing for washing machine.

Cloakroom

Window to side and low level toilet.

Landing

Loft access and storage cupboard.

Bedroom 1

Large window overlooking rear garden. Fitted wardrobes and access to eves storage.

Bedroom 2

Window to front. Fitted wardrobes and shelving.

Bedroom 3

Window to front. Fitted wardrobes.

Shower Room

Privacy window to side. W/C, sink, shower, vinyl tiled flooring and tiled walls. Loft access

Garage

Up and over door, lighting.

Front

Large driveway for multiple cars. Side access to rear garden.

Rear Garden

Large rear garden, patio, Lawn and established trees and borders. Sheds and greenhouse.











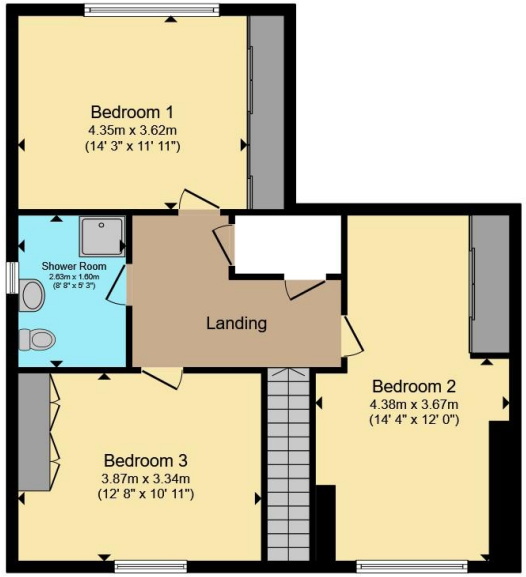








Ground Floor



First Floor

Total floor area 153.1 m² (1,648 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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25 Regent Street
RUGBY CV21 2PE

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/RBY108244

The Property Ombudsman

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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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