



Bath Street, Rugby

1 Bedroom House - End Terrace

£96,000

FOR SALE

**archer
bassett**
LETTINGS AND SALES

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £96,000. Archer Bassett are delighted to bring to the market this one bedroom end of mews, ideal for first time buyers or as an investment. Ideally located within close proximity of Rugby town centre and Rugby train station. This home is gas centrally heated, double glazed throughout and in brief comprises of an open plan reception/kitchen with stairs leading to the first floor. A pleasant shower room and double bedroom with a built-in cupboard. Allocated parking is available along with a low maintenance gardens to the front. Please note there is a tenant currently in situ on a periodic tenancy currently paying £730pcm.

Open Plan Kitchen/Reception 2.91 x 4.96 (9'6" x 16'3")

Entrance through timber stained front door with double glazed obscure glass panes, laminated flooring, timber stained double glazed window to front aspect, double radiator, spot lights to ceiling, alarm keypad, consumer unit, security sensor along with the kitchen to include a range of wall and base units with single sink and drainer, stainless steel chimney hood extractor, Newhome electric oven, four ring gas hob and space for a washing machine and under counter fridge and freezer.

Stairs/Landing 0.90 x 1.19 (2'11" x 3'10")

Wall to wall fitted carpet, hand rail, spot lights to ceiling, thermostat, security sensor and Velux window to top of landing.

Shower Room 1.08 x 1.88 (3'6" x 6'2")

Velux window, vinyl flooring, single radiator, electric shaving socket, Addvent extractor fan, spot lights to ceiling, vanity sink unit and bowl with mixer taps, low flush W/C and a shower enclosure with thermostat controlled shower.

Bedroom 2.92 x 3.03 (9'6" x 9'11")

Timber stained double glazed window to front aspect, wall to wall fitted carpet, double radiator, loft hatch and frame, spot lights to ceiling along with overhead bulk storage housing the combi-boiler.

Garden

Laid with grass to the front with fencing and several shrubs with a concrete path leading to the property.

Tenure-Freehold

The agent has been informed that the property is offered freehold, however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly via the agent Archer Bassett.

Please note, any viewings or offers that take place from this moment must be placed through the auction Terms and Conditions apply as per the Sellers agreement.

Auctioneer Additional Comments

Pattinson Auction are working in partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or via The Auctioneers website.

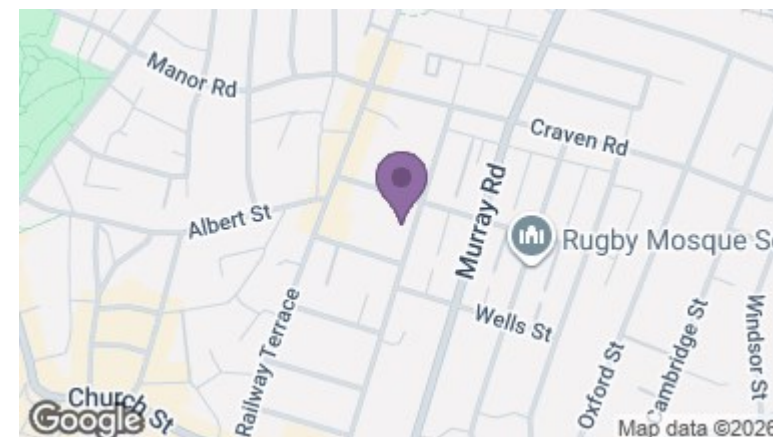
Please be aware that any enquiry, bid or viewing of the subject property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accepted by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price/Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts, the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers and services.



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Important Notice

These particulars are intended only as a guide to prospective purchasers and do not constitute part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, no representation or warranty is made as to its accuracy and interested parties should satisfy themselves by inspection or otherwise as to the correctness of each statement.

All measurements, floor areas, dimensions, distances and other details are approximate and should not be relied upon. Photographs, floor plans and maps are provided for illustrative purposes only and may not accurately represent the current condition, layout or boundaries of the property.

Archer Bassett has not tested any services, systems, appliances, equipment or facilities and therefore cannot verify that they are in working order or fit for purpose. References to planning permissions, building regulations, tenure, council tax, service charges, ground rent or any other matters should be independently verified by a purchaser's solicitor or other professional adviser. Prospective purchasers are advised to undertake their own due diligence and seek independent professional advice before entering into any legal commitment. Neither the vendor nor the agent accepts responsibility for any loss arising from reliance on the information contained within these particulars.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC