



**Connells**

Bedford Street  
Coventry



## Property Description

A traditional terraced property situated within this popular and convenient location with easy access to Earlsdon, the City Centre and Coventry University. The accommodation briefly comprises: ground floor bathroom, lounge, dining room/bedroom and a fitted kitchen. To the first floor there are two bedroom and a shower room. To the second floor there is a bedroom. Outside there is a rear garden.

## 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.

## Approach

Front door.

## Entrance Hall

Laminate flooring, radiator.

## Rear Lobby

Door to the rear garden.

## Ground Floor Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet, radiator and double glazed window to the side elevation.

## Lounge

12' 5" x 11' 8" max ( 3.78m x 3.56m max )

Double glazed window to the rear elevation, laminate flooring and radiator.

## Dining Room/Bedroom Four

11' 2" x 7' 9" ( 3.40m x 2.36m )

Double glazed window to the front elevation, laminate flooring and radiator. Currently used as a bedroom.

## Fitted Kitchen

9' 6" x 6' ( 2.90m x 1.83m )

Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Cooker point, plumbing for

automatic washing machine, space for domestic appliance, double glazed window to the side elevation.

### **Bedroom One**

11' 8" x 11' 1" ( 3.56m x 3.38m )

Double glazed window to the front elevation, laminate flooring and radiator.

### **Bedroom Two**

11' 8" max x 10' 2" max ( 3.56m max x 3.10m max )

Double glazed window to the rear elevation, laminate flooring and radiator.

### **Fitted Shower Room**

Tiled, comprising shower cubicle, wash hand basin, toilet and extractor fan.

### **Second Floor**

#### **Bedroom Three**

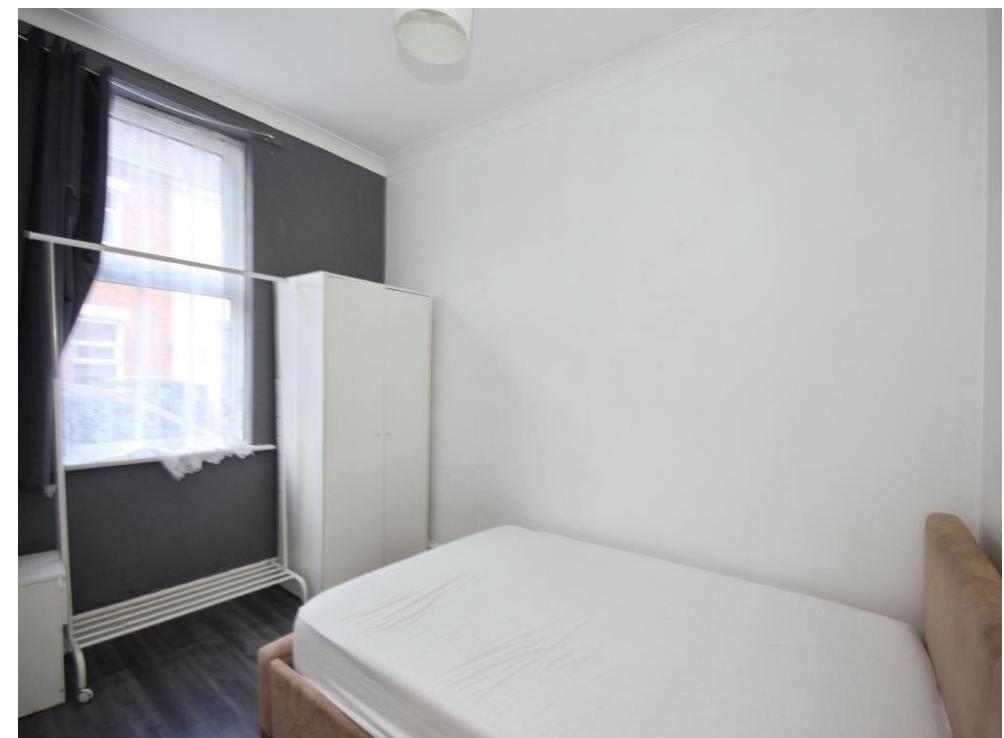
16' 6" max x 11' 8" ( 5.03m max x 3.56m )

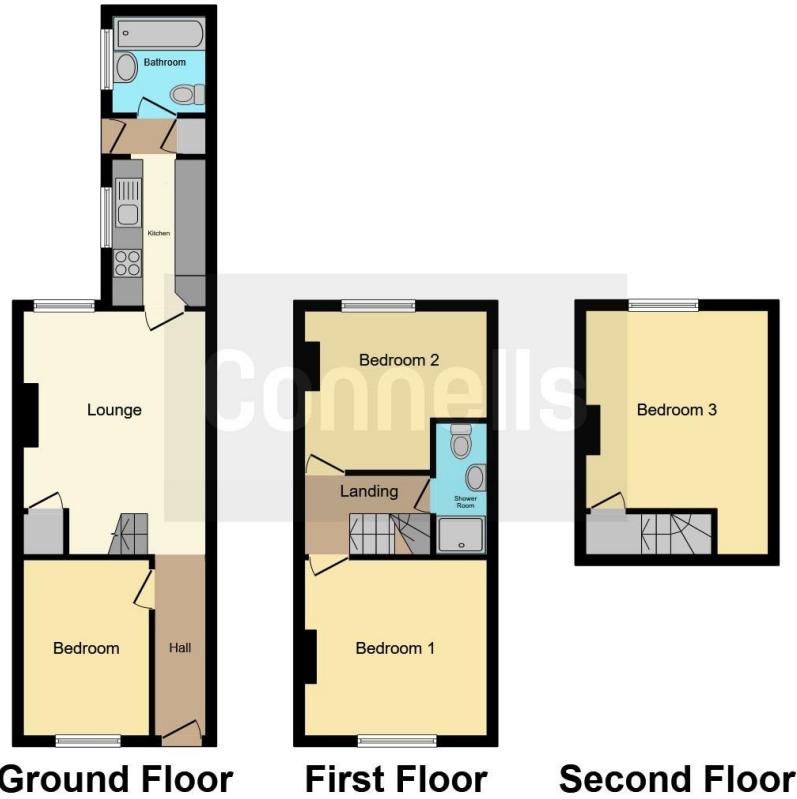
Double glazed window to the rear elevation and radiator.

### **Outside**

### **Rear Garden**

Low maintenance paved garden.





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.focalagent.com](http://www.focalagent.com)

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38 New Union Street  
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EPC Rating: D    Council Tax  
Band: B

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