

FENWICK DRIVE, RUGBY CV21 4PQ



A THREE BEDROOM SEMI DETACHED PROPERTY WITH HUGE POTENTIAL.

- NO CHAIN
- SEMI DETACHED
- THREE BEDROOMS
 - GARAGE
 - LOUNGE
- OPEN PLAN KITCHEN/DINING SPACE
 - DOWNSTAIRS BATHROOM
 - EN-SUITE MAIN BEDROOM
 - GARDEN

3 BEDROOMS

AUCTION GUIDE £200,000

Located in the ever popular Hillmorton location this semi-detached property is offered to the market with No Upward Chain. The well presented accommodation briefly comprises : Lounge/Diner, Kitchen, Inner Lobby, Downstairs Bathroom, Three Bedrooms, En-Suite & Rear Garden.

Hillmorton boasts a range of amenities and shops to include a hotel, public houses, post office, supermarkets, hardware store, beauticians, hairdressers, veterinary, and a range of eateries and bespoke stores. This property is less than 3 miles from Rugby railway station and 54 minutes from central London by train. Schooling includes the OFSTED Outstanding Hillmorton Primary School, Lawrence Sheriff grammar school and outstanding Ofsted rated Paddox Primary School plus the Squirrels pre-school. The world famous Rugby School is also a short drive away, as is Rugby town centre.

****NO CHAIN****

To be sold at public auction on February 25th at the Warwick Arms Hotel.

Entrance

The property sits on a slightly elevated position, with steps leading up to the front door. There is a front garden laid to lawn.

Lounge 12'6" x 11'11" (3.82 x 3.65)

With a double glazed window to the front aspect, light point to ceiling and radiator.

Dining Room 10'5" x 9'10" (3.20 x 3.01)

With light point and radiator, doors leading to the garden area.

Kitchen 15'3" x 7'3" (4.66 x 2.21)

With a double glazed window to the rear aspect and light point.

Bathroom

Downstairs bathroom with a double glazed window to the side aspect, radiator, bath with shower attachment, sink and WC.

First Floor

Providing access to all three bedrooms and loft access.

Bedroom One 10'11" x 10'4" (3.35 x 3.15)

With a double glazed window to the front elevation, light point, radiator and access through to the En-Suite.

En-Suite

With a light point, walk in shower, WC and sink.

Bedroom Two 10'9".26'2" x 9'1" (3.3.8 x 2.78)

With a double glazed window to the front aspect, light point and radiator.

Bedroom Three 7'9" x 6'5" (2.38 x 1.98)

Having a double glazed window to the rear aspect, light point and radiator.

Garden

Garden laid to lawn with space for seating and also access to the garage and side of the house.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Auction Conditions Of Sale

Conditions of Sale The Lot will be sold subject to the special and general conditions of sale which have been settled by the Vendors Solicitors. These conditions and the contract may be inspected during the usual office hours at the offices of the Solicitors and at the Auctioneers offices for the previous five working days before the sale and will be available for inspection on the day of the sale. The purchasers shall deem to bid on the terms whether they have inspected or not.

Solicitor: Susan Lant, Davisons Law. Estate House, 4 Euston Place, Leamington Spa CV32 4LN DL:
01926 893718 Email: s.lant@davisons.law

Auction Price Information

Guides are provided as an indication of each seller's minimum expectations. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range of no more than 10% above the single figure Guide.



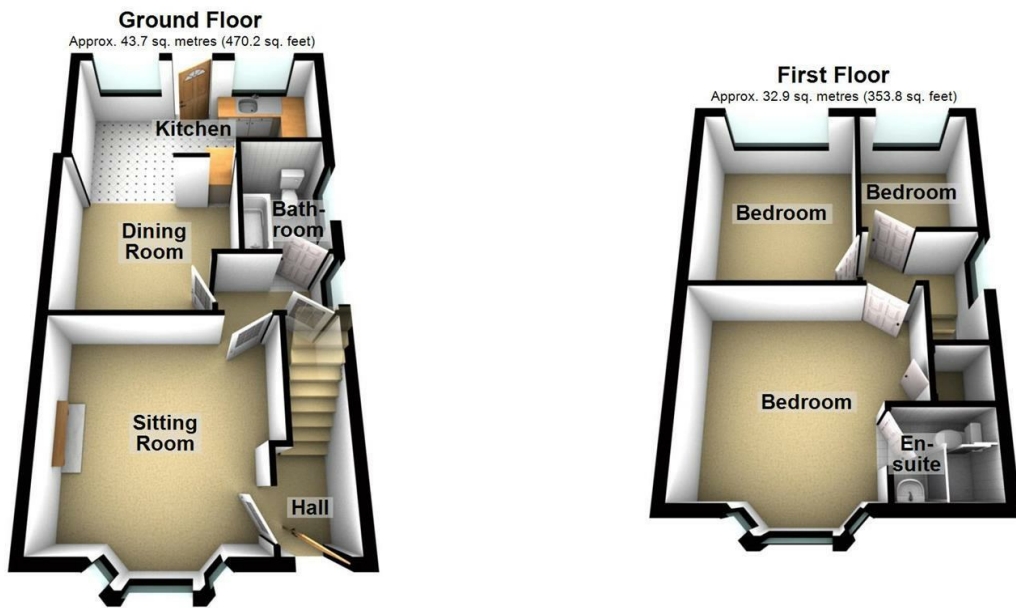












Total area: approx. 76.5 sq. metres (824.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	