



 **3**
Bedrooms

 **1**
Bathroom



****For sale by Modern Auction – T&C's apply-See below**** Situated on Orlescote Road in a highly convenient location, this charming 3-bedroom terraced house offers excellent potential for both investors and first-time buyers. Close to Warwick University, Charter Avenue, and Fletchamstead Highway, the property enjoys fantastic access to local amenities and transport links, making it ideal for students, professionals, or families looking for a home in this sought-after area of Coventry.

The ground floor features two spacious reception rooms, perfect for family living or entertaining. The large kitchen at the rear of the property provides ample space for meal preparation and dining, offering an ideal layout for modern living.

Upstairs, the house offers three well-proportioned bedrooms, including two double bedrooms, providing plenty of room for growing families or those seeking extra space for guests or home office use. The modern bathroom is designed for both style and functionality, offering a contemporary finish to meet the needs of a busy household.

Externally, the property benefits from a large garden, ideal for outdoor activities, entertaining, or gardening projects. The white UPVC doors add a clean, modern touch, while off-road parking for two cars offers added convenience, making this an attractive feature for potential buyers.

The boiler is located in the hallway and was installed in 2022.

Good to know -

- Good Location, Near Warwick University
- Off Fletchamstead Highway & Charter Ave
- Two Large Double Bedrooms
- Modern Bathroom
- Off Road Parking
- Great Investment
- Freehold
- EPC Rating: C
- Council Tax: B
- Sold By Auction

Measurements (In Ft)

Reception Room 1 13.71 - 17.49

Reception Room 2 9.43 - 10.56

Kitchen 5.34 - 20.03

Bath 6.50 - 6.01

Bedroom 1 13.74 - 10.67

Bedroom 2 10.64 - 13.40

Bedroom 3 10.45 - 6.61

For sale by Modern Auction – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property include associated fees. The purchaser will pay £8,500 VAT and Also, the contract will obligate the buyer to refund the vendor the cost of the disbursements (i.e searches) on completion of the sale.

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. The Reservation 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. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

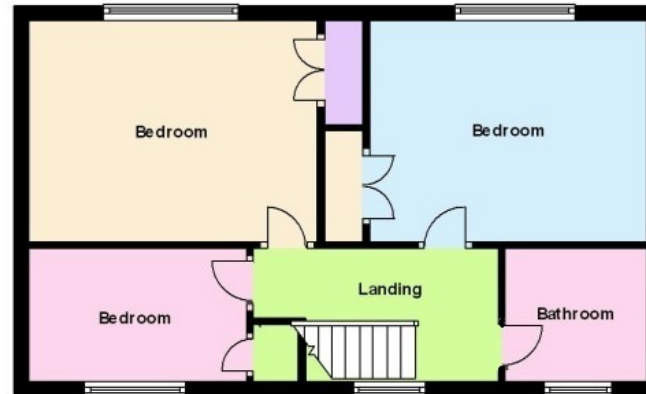
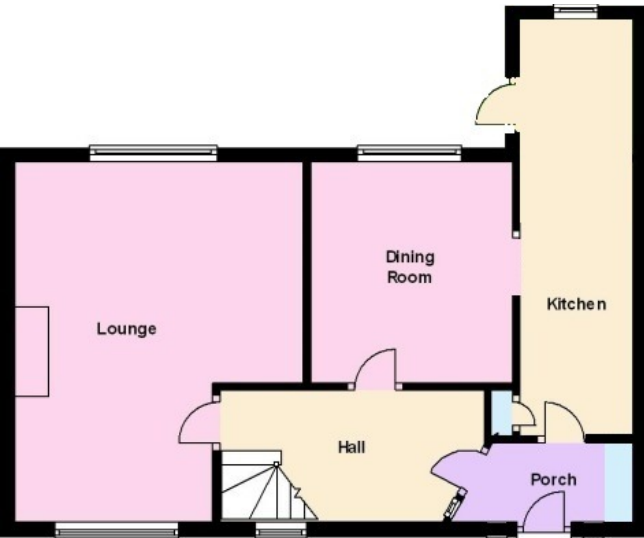
Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.


*Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

TO MAKE A BID - please contact the office for us to be able to send out the relevant information.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Orlescote Road, Coventry, CV4

