

3 bed semi-detached house to buy in CV8

Finham Road, Kenilworth, Warwickshire, CV8 2HY

£225,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

Driveway parking

Garden

Property features

- Being Sold via Secure Sale online bidding. Terms and Conditions
- Beautifully presented three-bedroom semi-detached
- Within the desirable Thorns and Park Hill school catchment areas
- Positioned on an elevated plot within a popular residential
- EPC Rating C

Key Information

- Council Tax: Band D
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A very well presented three-bedroom semi-detached home, situated in a popular residential area with convenient access to Kenilworth town centre and its wide range of amenities. The property also falls within the sought-after Thorns and Park Hill school catchment areas.

The accommodation briefly comprises a welcoming entrance hallway, a bright sitting room with feature fireplace, a separate dining room opening into a conservatory, and a well-appointed fitted kitchen.

To the first floor are three bedrooms (two doubles) and a modern family bathroom.

Outside, the property benefits from a private rear garden approximately 10.7 metres deep, additional gardens to two sides due to its corner plot position, and off-road parking for one to two vehicles.

Further advantages include PVCu double glazing, gas central heating, and the property is offered for sale with no onward chain

Ground Floor

Entrance Hallway

Sitting Room

3.89m × 3.25m

Dining Room

3.28m × 2.87m

Conservatory

2.18m × 2.21m

Kitchen

3.45m × 2.90m

First Floor

Bedroom One

3.99m × 2.87m

Bedroom Two

3.00m × 3.96m

Bedroom Three

2.39m × 2.95m

Bathroom

Outside

Rear Garden

Auctioneers 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 The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any 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 procedure are carried out in accordance with

the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied

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.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 or services.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £225,000

Property Type: Semi-detached house

USPs: Garden, Chain free

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Subsidence

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

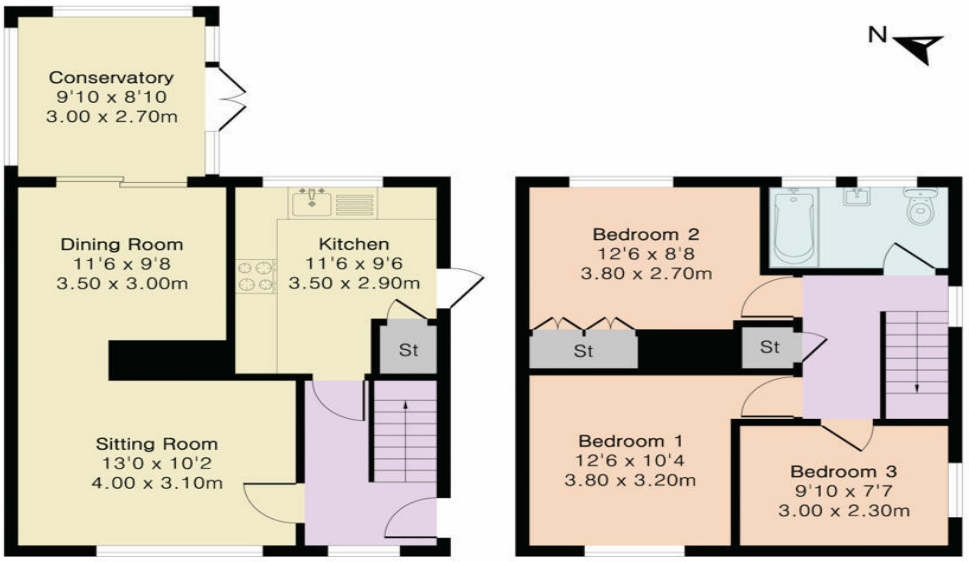
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

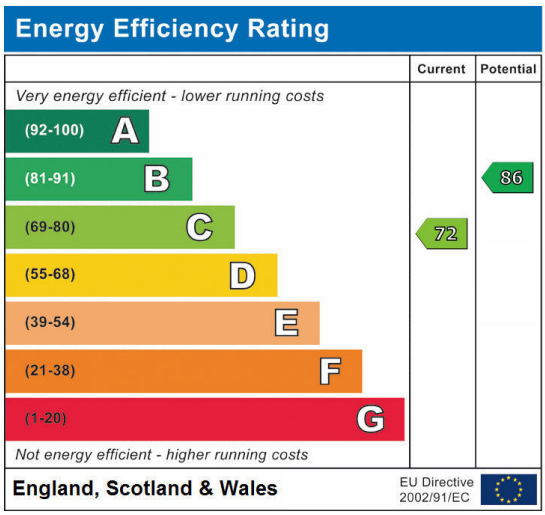
Approximate Gross Internal Area 967 sq ft - 90 sq m
Ground Floor Area 530 sq ft – 49 sq m
First Floor Area 437 sq ft – 41 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Finham Road, Kenilworth, Warwickshire, CV8 2HY

Contact your local branch today for more information on this property:

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The Property Ombudsman

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