Connells

The Old School House Leamington Road Princethorpe Rugby

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for sale guide price **£250,000**

Property Description

NO ONWARD CHAIN

Connells are delighted to bring to market the opportunity to acquire this superb two bedroom cottage on Leamington Road, nestled within the idyllic village of Princethorpe Rugby. Leamington Road in brief comprises of; entrance, lounge, kichen, orangery/dining room, two good size bedrooms and a bathroom. Externally, there is a lovely wrap around garden and allocated off road parking for two vehicles. This property also benefits from gas central heating throughout.

Princethorpe is a well-established village located approximately halfway between Rugby and Leamington Spa, and also provides convenient access to Coventry, Southam and Warwick. The village includes local shops and amenities, a primary school, and the well-renowned Princethorpe College. The village is surrounded by countryside and is ideally situated with excellent access to road networks nearby including the motorway networks of A45, A46, M1 & M6. Rugby railway station also offers a high speed train service to London Euston in just under 50 minutes.

Don't miss out and call us today on 01788 579880 to arrange your exclusive viewing on this must see property!

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

To the front of the property you there is a low maintenance front lawn and shared driveway. The main entrance door to side leading onto;

Lounge

17' x 13' 6" (5.18m x 4.11m)

The lounge flows through to the orangery, and features a working cosy open fireplace and understair storage space.

Orangery

13' 1" Maximum x 10' 5" Maximum (3.99m Maximum x 3.17m Maximum)

Extended orangery to the side which makes for a fantastic dining room or second reception room. Featuring double doors to garden, and windows to the side and rear aspect.

Kitchen

13' 7" Maximum x 7' 11" Maximum (4.14m Maximum x 2.41m Maximum)

Featuring a range of wall and mount base units, and appliance space for an oven and fridge freezer. There is a fitted extractor fan and sink + drain. Two windows to the front aspect.

Landing

First floor landing with window to the side aspect.

Bedroom 1

10' 9" x 8' 3" (3.28m x 2.51m)

Featuring space for wardrobe and window to the side aspect.

Bedroom 2

13' x 8' (3.96m x 2.44m)

Featuring built in wardrobes and window to the front aspect.

Bathroom

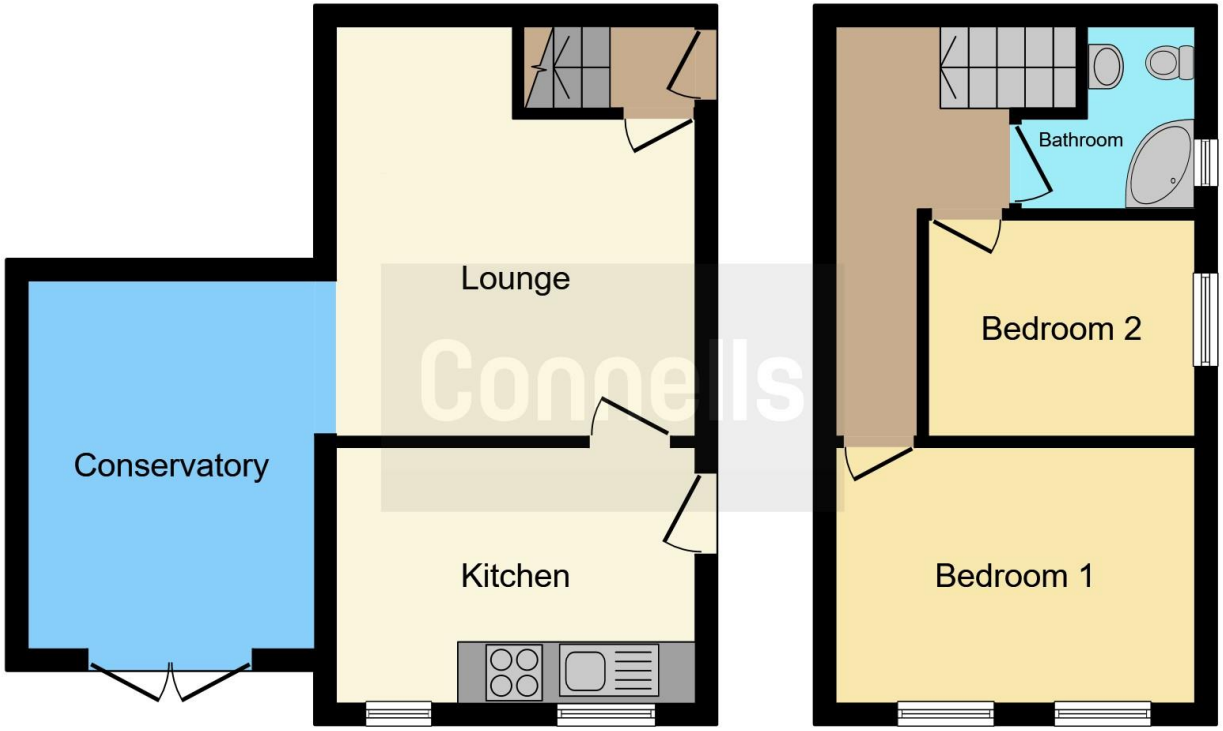
Built in bath with shower over, low level WC, wash hand basin with storage, skylight window and window to the side aspect.

Garden

A generous wrap around garden with lawn, patio and decking areas, and a shed for storage. To the front of this home there is beautiful field views.

Parking

The property has a shared driveway with allocated off road parking.



Ground Floor **First Floor**

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

To view this property please contact Connells on

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25 Regent Street
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EPC Rating: D

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/RBY107884

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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