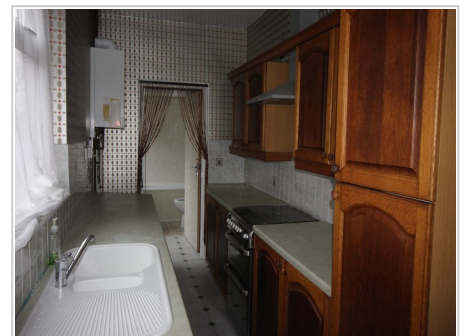


Augustus Road,  
Hillfields,  
Coventry,  
CV1 5BZ

125,000



- 2 bedroom end terrace
- No Chain
- Gas central heating
- Double glazed
- Through lounge with open tread staircase
- Fitted kitchen with slot in cooker



Ref: PRB12994

Viewing Instructions: Strictly By Appointment Only



## General Description

This two bedroom end of terrace property represents ideal first time buyer or investment accommodation to be sold with no chain. There is gas central heating together with uPVC double glazed windows and represents deceptively spacious accommodation. Particular features of the property are the through lounge combined dining room with feature central open tread staircase, good sized fitted kitchen, refurbished bathroom as well as the open aspect to the rear.

The property has been re-pointed where necessary following an insurance claim due to damaged drains repaired under the current owners building insurance.

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## Accommodation

### Accommodation compises

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### On the ground floor

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#### Entrance door

To the

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Lounge / dining room (26' 10" x 12' 04" ) or (8.18m x 3.76m)

Feature central open tread staircase to the first floor.

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Fitted Kitchen (16' 10" x 6' 0") or (5.13m x 1.83m)

With range of matching pine fronted base and wall cupboards incorporating slot-in four ring Hotpoint Ultima gas cooker. Wall mounted Ideal Ifar gas fired boiler supplying the central heating and domestic hot water.

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#### Inner Lobby

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#### Fully tiled Bathroom

With traditional white suite and shower.

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### On the first floor

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#### Landing.

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Bedroom 1 (11' 0" x 11' 0" ) or (3.35m x 3.35m)

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Bedroom 2 (12' 0" x 11' 0" ) or (3.66m x 3.35m)

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## Outside

Walled foregarden fenced and walled rear garden. Gate giving right of way pedestrian access through No 20 and adjoining gardens.

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## Location

From the city proceed out via Sky Blue Way at the traffic lights turn left into Paynes Lane, right into Catherine Street continue into Nichols Street, left into Augustus Road and the property can be found on the left hand side recognised by the for sale board.

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## Tenure

The property is freehold.

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## Services

We believe all mains services are connected to the property.

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## Fixture and fittings

Only those items mentioned in these sales particulars are included in the sale.

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## N.B

We wish to point out that an insurance claim was made in respect of drainage repairs which we understand was carried out January/February 2018.

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## Special Note

We have not tested the equipment, appliances and services in this property.  
Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.  
The measurements are supplied for guidance.

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## Note

It should be noted that the Draft Sales particulars have not been verified by the vendor. If you wish to receive an approved copy please do not hesitate to contact us.

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## Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

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# Surveys

Our Survey Department offers a full range of Surveys and Valuation Reports including the RICS Homebuyers Survey and Valuation Report. Please telephone our Survey Department on 02476 256616 for a free quotation.

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## Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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## Services

EPC Rating:45

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band Not Specified

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*