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VIRTUAL TOUR

ONLINE
VIEWING

SOLD BY
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LETTINGS AND SALES



De Montfort Way, Cannon Park, Coventry CV4 7DT
Guide Price £295,000

archerbassett
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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000 A substantial three bedroom detached dormer style bungalow which is located in the popular area of Cannon Park, close to the University of Warwick and Cannon Park shopping complex. In brief the property benefits from having a spacious lounge/diner with French door leading to the rear garden, a fitted kitchen with a range of wall & base units, integrated electric hob & oven and a cloak room with WC & hand wash. The ground floor also features two double bedrooms with the primary bedroom having built in wardrobes. To the first floor there is a generous double bedroom also with built in wardrobes, ensuite shower room and ample eves storage. The part tiled family bathroom comes with WC, hand wash and corner shower cubicle and there is warm air heating and double glazing throughout. Externally there are paved gardens to the rear and front with driveway leading to a car port & garage.

Cloakroom W/C

7'5" x 2'11" (2.26m x 0.88m)

Double glazed window to side with privacy glass, w/c and hand wash basin

Lounge/Diner

23'4" x 16'6" (7.10m x 5.03m)

Large double glazed bow window to front and rear windows with French doors leading to garden. Generously sized lounge/diner with feature fireplace.

Kitchen

9'11" x 12'10" (3.03m x 3.90m)

Double glazed window to rear, range of fitted wall and base units with integrated electric hob & oven with views to garden.

Bathroom

7'4" x 7'4" (2.24m x 2.24m)

Double glazed window to side, part tiled family bathroom with w/c, handwash basin and shower cubicle

Bedroom 1

24'1" x 11'2" (7.34m x 3.40m)

Double glazed window to rear, very large double bedroom with built in wardrobes

Bedroom 2

11'6" x 10'10" (3.50m x 3.30m)

Double glazed window to front, double room with stairs leading to first floor.

Bedroom 3

14'1" x 15'7" (4.30m x 4.74m)

Double glazed window to front, generously sized bedroom with built in wardrobe, and ample eves storage.

En-suite

8'8" x 6'10" (2.63m x 2.09m)

Double glazed window to rear, part tiles ensuite with w/c, hand wash basin and shower cubicle.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

Auctioneers Additional Comments

DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.

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.

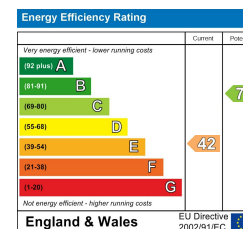
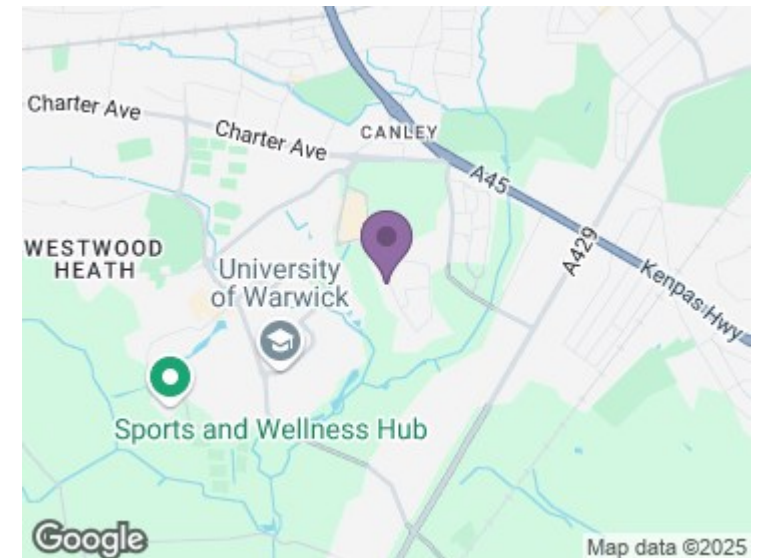
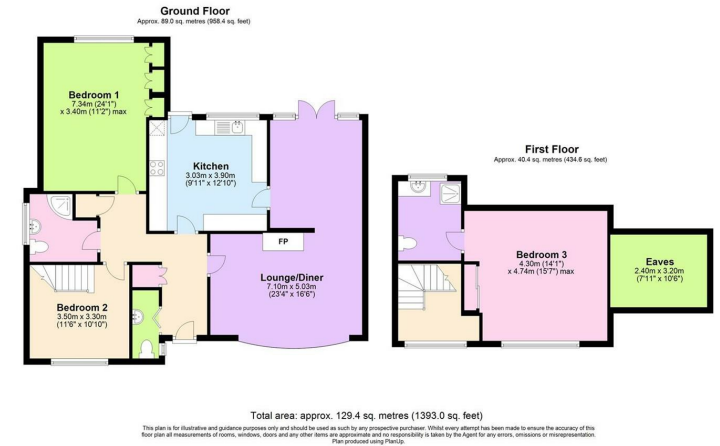
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

Auctioneers Additional Comments

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.



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