



**Holdenhurst, Park Lane, Snitterfield, Stratford-upon-Avon**  
**£450,000**

3 bedroom detached house for sale | Freehold **SSTC**



NIKKI HOMES  
PROPERTY CONSULTANTS

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £450,000 + Reservation Fee

Approximately - 2132 SQ FT of Accommodation.

This three bedroom detached bungalow is situated in this highly sought after village of Snitterfield. Snitterfield is a village and civil parish in the Stratford on Avon district of Warwickshire, less than 1 mile to the north of the A46, 4.5 miles from Stratford upon Avon, 6.5 miles from Warwick and 17 miles from Coventry.

Snitterfield has a sport horse training centre, a riding school, and a sports club, incorporating tennis, bowls, cricket, and football. The village has one pub, The Snitterfield Arms and a village shop.

The bungalow sits in a cracking position with open views to the front and open views to the rear.

The bungalow is gas central heated on a gas combination boiler and has Upvc double glazing throughout. The accommodation comprises of porchway, hallway with stairs rising to first floor landing, downstairs bathroom, kitchen, lounge, dining room/bedroom. Accessed from outside a larger than average garage with office behind.

Upstairs has two good size bedrooms, bathroom and a shower room.

In our opinion the bungalow does offer a potential development opportunity subject to the appropriate permissions.

The bungalow currently sits at approximately 2132 SQ FT. At a starting bid of £475,000 this works out to be £222.79 Per SQ FT.

The bungalow could be modernised throughout, even though it is extremely livable and the space in our opinion could be re-configuring.

Sold Comparables For Snitterfield:-

Church Road – Snitterfield – 4 Bed Detached Hse – 2875 SQ FT of accommodation which includes the garage – Sold at £1,525,000 = £530 Per SQ FT.

The above property was sold and completed with Nikki Homes. this is a fine example of an achievable price for the area.

Viewing is highly recommended to appreciate the accommodation that this bungalow has to offer.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. 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. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

PLEASE NOTE:

Services

Mains electricity, gas and water are connected to the property. Drainage is via the main system. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services

and whilst believing them to be in satisfactory working order, we cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

#### Council Tax

Local Authority: Stratford District Council 01789 267575.

#### Viewings

Strictly by prior appointment via the selling agent.

#### 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.

#### Please Note:

1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: Potential buyers are advised to re-check the measurements before committing to any expense.

4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers' interests to check the working condition of any appliances.

5: No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatsoever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.

6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Call 07460583621/ 01789 532211 for more info or to arrange a viewing

Tenure: Freehold

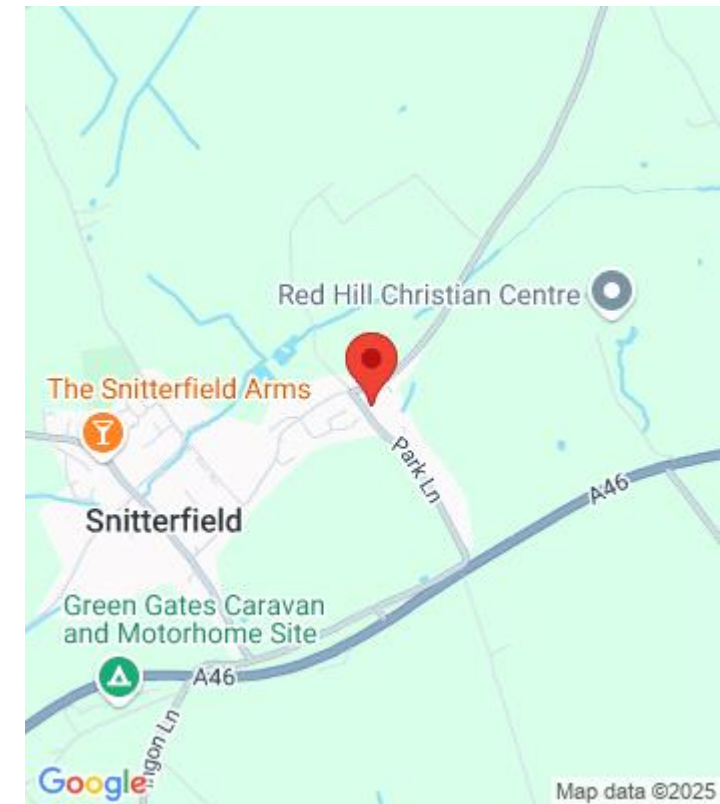
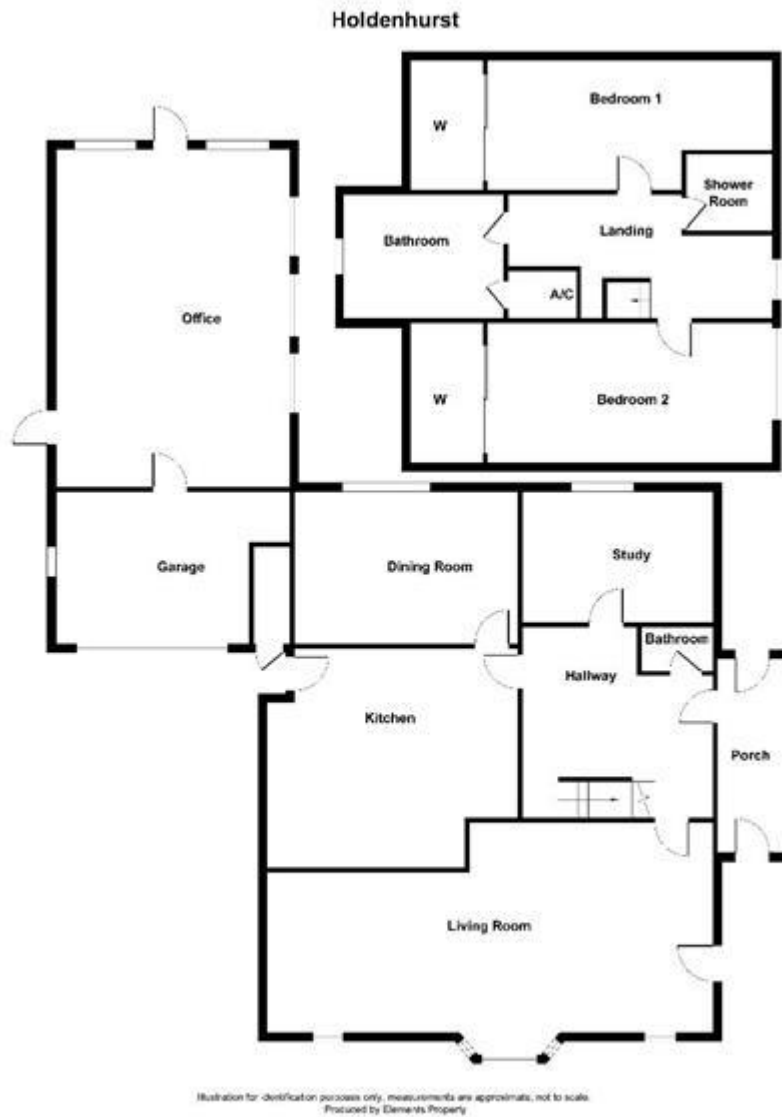
Parking options: Garage

Garden details: Private Garden





Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>38</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.