



Bearley Grange, Snitterfield Road, Bearley, Stratford-upon-Avon
Guide Price £325,000

2 bedroom terraced house for sale | Freehold



NIKKI HOMES
PROPERTY CONSULTANTS

This attractive, two bedroom cottage is hidden away off the Snitterfield Road within the sought after village of Bearley whilst offering superb views across the Vale of Avon.

Being offered with no onward chain, this property is an ideal home for those looking to retire to the village lifestyle within a mature setting, a second home or for those wishing to purchase what would be an attractive buy to let proposition

A long fore-garden leads upto the row of properties with number 1 being positioned at the end of the terrace. Internally, the property comprises; porch, w/c, formal dining space, kitchen with space for white goods, lounge with dual aspect and garden room with pleasant views.

Upstairs offers two double bedrooms with the main offering frontal and rear views and a three piece shower room.

There is a substantial rear garden which is predominately laid to lawn with a low level brick wall ensuring those stunning views aren't obstructed.

Off street parking is available with a garage en-bloc with up and over door.

For sale by Modern Auction – T&C's apply

This property is for sale by the Modern Method of Auction.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This time allows buyers to get in place any mortgage finance required (subject to lending criteria, affordability and survey).

Auction Fees: The purchase of this property may include associated fees not listed here, as it is to be sold via auction. To find out more about the fees associated with this property please call Lee Croston at Nikki Homes on 01789 532211.

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee. 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. Further clarification on this must be sought from your legal representative.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Buyers will be required to go through an identification verification process and provide proof of how the purchase would be funded.

*Guide Price: This is an indication of the seller's minimum expectation at auction and given as a "Guide Price" or a range of "Guide Prices". This is not necessarily the figure a property will sell for and is subject to change prior to the auction.

Reserve Price: Each auction property will be subject to a "Reserve Price" below which the property cannot be sold at auction. Normally the "Reserve Price" will be set within the range of "Guide Prices" or no more than 10% above a single "Guide Price."

A Legal Pack will be made available for this property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding.

TO MAKE A BID - please contact the office for us to be able to send out the relevant information.

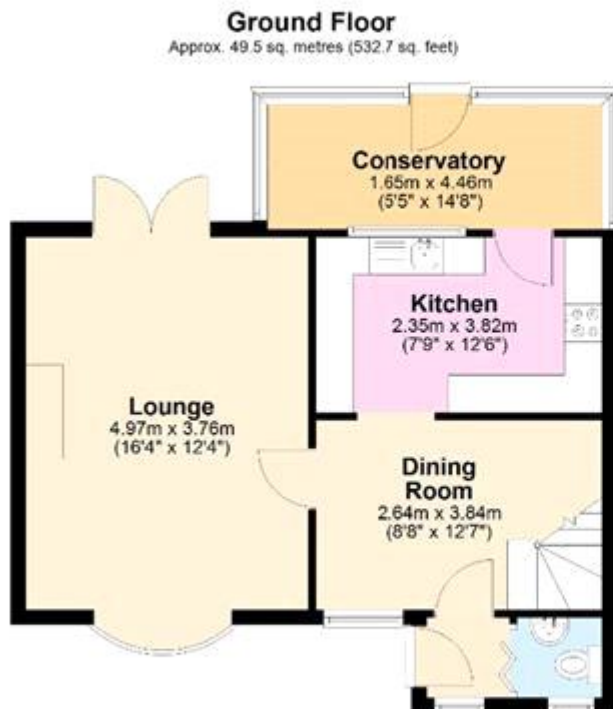
Tenure: Freehold

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.



Total area: approx. 88.3 sq. metres (950.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.