



Nickson Road, Tile Hill, Coventry CV4 9RU  
Guide Price £60,000

archerbassett  
LETTINGS AND SALES

\*\*\*FOR SALE VIA SECURE SALE WITH ONLINE BIDDING - STARTING BIDS OF £70,000 TERMS & CONDITIONS APPLY\*\*\*INVESTMENT LANDLORDS ONLY - TENANT IN SITU\*\*\* A spacious and tidy first floor two double bedroom duplex flat, close to local schools and amenities, with double glazing and central heating throughout. Comprises of living area with feature gas fire place, fitted kitchen with base units. To the first floor are two bedrooms and bathroom with white suite, hand basin, W/C & bath with electric shower over. Also benefits from secure entry phone system.

### Approach

Path leading to a communal entrance.

### Entrance Hall

Carpeted, under stairs storage cupboard, double glazed window,

### Living Room

15'0" m x 11'10" m (4.58 m x 3.63 m )

Carpeted, gas fire feature fireplace, X2 double glazed windows, radiator.

### Kitchen

12'2" m x 8'4" m (3.71 m x 2.55 m )

Tiled flooring, range of base units, 2x storage cupboards, double glazed window, radiator.

### Bedroom One

15'0" m x 10'4" m (4.58 m x 3.17 m )

Carpeted, storage cupboard, 2x double glazed windows, radiator.

### Bedroom Two

8'6" m x 11'10" m (2.61 m x 3.62 m )

Carpeted, storage cupboard with boiler inn, double glazed window, radiator.

### Family Bathroom

5'6" m x 5'8" m (1.70 m x 1.75 m )

Vinyl flooring, fully tiled, white suite hand basin, W/C & bath with electric shower over, double glazed window, radiator.

### Tenure - Leasehold

The agent has been informed that the property is offered leasehold 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

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Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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 Auctioneers or the Marketing Agents website.

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

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.

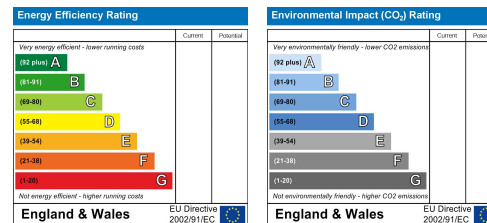
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

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 of 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 your 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.



This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.  
Plan produced using PlanUp.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk