

7 Old Rectory Close, Churchover, CV23 0EN



Auction Guide £390,000

BEING SOLD BY OUR ON- LINE AUCTION. PLEASE CALL FOR INFORMATION Situated in the tranquil cul-de-sac of Old Rectory Close in the charming village of Churchover, Rugby, this substantial detached bungalow offers a perfect blend of comfort and convenience. Set within expansive private gardens, this property is ideal for those seeking a peaceful retreat while remaining close to local amenities. Upon entering, you are welcomed by a porch leading into a spacious entrance hall. The inviting lounge provides a delightful space for relaxation, while the well-appointed kitchen/breakfast room, complete with appliances, is perfect for culinary enthusiasts and family gatherings. This bungalow features two generously sized double bedrooms, ensuring ample space for rest and relaxation. The family bathroom is conveniently located, catering to the needs of the household. In addition to its interior, the property boasts a large integral garage, providing secure storage or potential for conversion, alongside off-road parking for up to four vehicles, making it an excellent choice for families or those with multiple cars. The large private gardens surrounding the bungalow offer a serene outdoor space, perfect for gardening, entertaining, or simply enjoying the peaceful surroundings. This property is not just a home; it is a lifestyle choice, offering the tranquillity of village life while being within easy reach of Rugby's amenities. This delightful bungalow in Churchover is a rare find and presents an excellent opportunity for those looking to settle in a picturesque and friendly community. Do not miss the chance to make this charming property your new home.

Service without compromise

Porch 5'5" x 6'1" (1.65m x 1.85m)



Accessed via opaque double glazed front door. Radiator. Doorway to entrance hall and door to:-

Entrance Hall 10'6" x 8'11" (3.20m x 2.72m)

Built in cloaks cupboard. Radiator. Doors to rooms.

Cloakroom



Pedestal wash hand basin and low level WC. Radiator. Tiling. Opaque glazed window.

Living Room 16'9" x 14'4" (5.11m x 4.37m)



Double glazed windows to the front and side elevations. Recessed decorative fireplace. Two radiators. Television points.

Kitchen/Breakfast Room



Fitted base and wall units. Formica work surfaces and breakfast bar. Fitted double oven and brand new five ring electric hob. Fitted under counter fridge and freezer. Double louvre doors to larder cupboard with plumbing for automatic washing machine. Stainless steel sink and drainer. Radiator. Double glazed windows to the rear and side elevations. Opaque glazed door to:-

Lean-To 14'3" x 8'8" (4.34m x 2.64m)



Single glazed with glazed doors to the rear garden. Built in boiler cupboard housing oil fired central heating boiler.

AGENTS NOTE - The lean-to is generally in poor order and is suitable for storage only.

Bedroom One 13'9" x 12'3"



Double glazed window to the rear aspect. Built in wardrobes. Radiator.

Bedroom Two 12'11" x 10'11" (3.94m x 3.33m)



Double glazed window to the front elevation. Built in wardrobes. Radiator.

Bedroom Two Photo 2



Bathroom



Panelled bath with mixer shower attachment. Large modern shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Airing cupboard housing lagged hot water tank. Vinyl flooring. Complementary tiling. Opaque glazed window.

Outside front



Large front garden laid mainly to lawn with a central paved path to the front door and further tarmacked driveway with parking for 3/4 cars. There is gated side access to the rear garden.

Outside Rear



The rear garden extends approximately 100' in length gently sloping to the rear. It is laid mainly to lawn and is private, being enclosed by fencing and hedges. There is a paved patio area directly to the rear of the house, two integral stores and an oil tank.

Garage

Remote controlled roller door and personal door to the rear garden. Fitted butler sink. Power and lighting.

Auction Details

This property is available via online auction. Cash buyers & mortgage buyers welcome..

Why buy at auction?

- Under 1% fall through
- 5 x quicker
- Below market pricing

The lot is to be sold by Conditional online auction with an end date of 27th February.

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered). Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid.

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.

The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

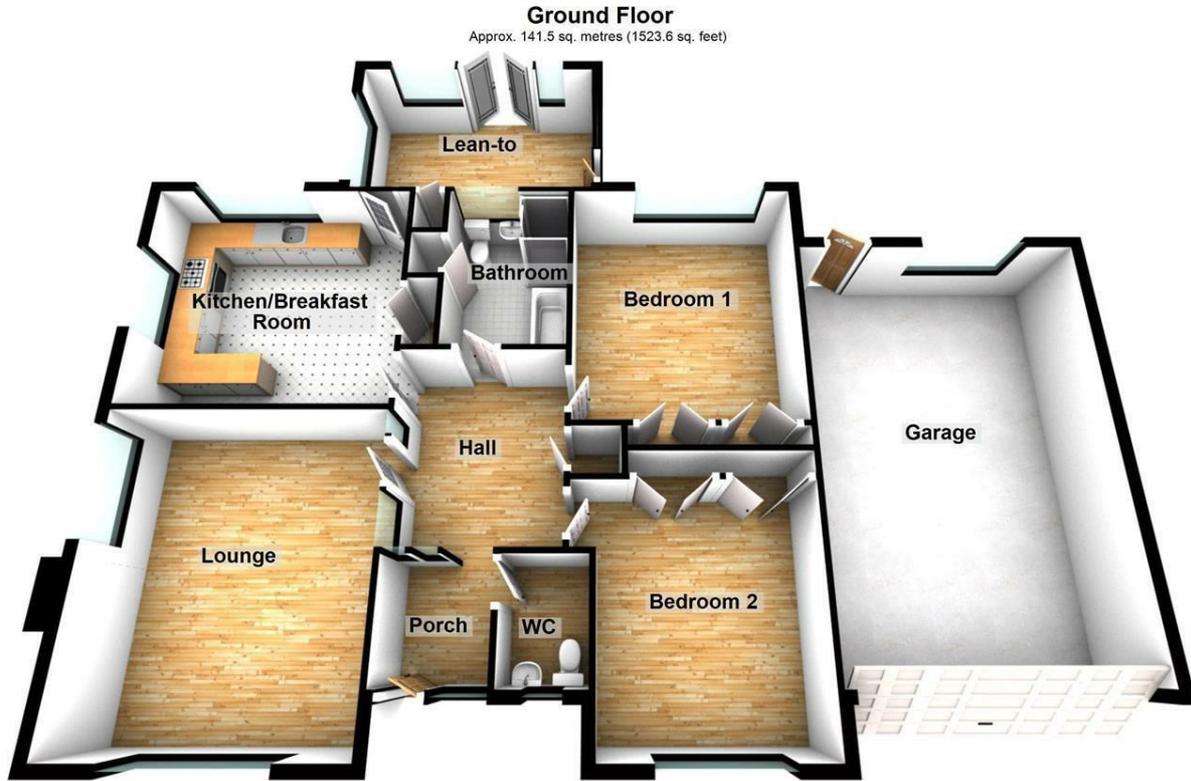
The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Note For Prospective Buyers

Upon acceptance of an offer, all buyers will need to undertake an identification check for which there will be a charge of £50+VAT per person (non-refundable). These checks are completed to meet our obligations under Anti Money Laundering Regulations (AML) and are a legal requirement.

Floor Plan



Ground Floor

Approx. 141.5 sq. metres (1523.6 sq. feet)

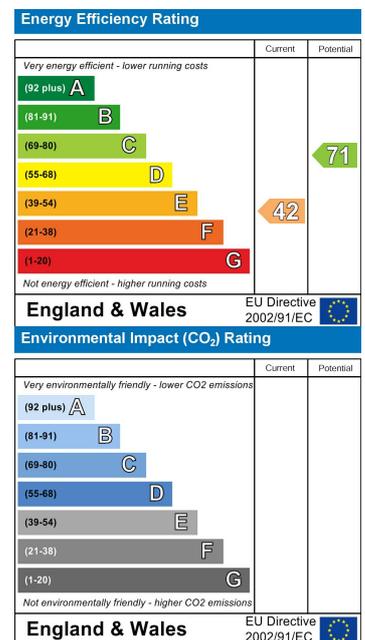
Total area: approx. 141.5 sq. metres (1523.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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