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## Addendum Sheet

Auction: 19 November 2020 • Addendum as of 19 November 2020

Lot	Address	Amendment
1	147 Clifford Bridge Road, Binley, Coventry, CV3 2DX	EPC RATING - D
3	27 Dalehouse Lane, Kenilworth, CV8 2HW	New guide price: £340,000 to £360,000
4	38 Stoneywood Road, Walsgrave, Coventry, CV2 2HW	TENURE: Freehold subject to tenancy.  TENANCY: Term: 28th September 2019 to 27th September 2020 Rent payable: £1,100 p.c.m.  SECTION 21: Notice was served to terminate the tenancy on 27th September 2020. The tenants are still in situ and are up to date with the rent. The Seller understands that they are actively searching for alternative accommodation.  New guide price: £210,000 to £230,000
5	14 The Firs, Earlsdon, Coventry, CV5 6QD	This property has been POSTPONED from our November Auction.

### Important Notice

The auctioneers cannot give any guarantee that this addendum represents a comprehensive list of all amendments and conditions included in individual sales contracts. All bidders are reminded that it is their responsibility to inspect the legal packs to satisfy themselves that they are fully aware of all terms and conditions. This should include agents or solicitor's fees/costs and disbursements for which they are responsible, completion dates and other relevant matters that they will be obliged to comply with once they have successfully purchased the property. The auctioneer will assume that by bidding for a property you have made all the appropriate enquiries.

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Lot	Address	Amendment
22	34 Ribble Road, Stoke, Coventry, CV3 1AU	Sale agreed prior to auction. (Undisclosed amount)
24	38 Oxford Street, Coventry, CV1 5EH	Sale agreed prior to auction. (undisclosed amount)
34	16 Hastings Road, Stoke, Coventry, CV2 4JD	The Auctioneers have now had access to the property and are able to confirm that the accommodation is as described in the catalogue.

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