



3 bed house (unspecified) to buy in LE12

Balmoral Avenue, Shepshed,
Loughborough, Leicestershire, LE12 9PX

£145,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ A Spacious Semi- Detached Home
- ✓ Flexible & Versatile
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **F**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **FTTC (fibre to the cabinet)**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**** MARKET VALUE WHEN MODERNISED CIRCA £220,000 **** This property is perfect as a DIY project or investment opportunity, offering spacious accommodation and set in a popular residential area, this semi-detached home is offered with no upward chain. The property offers flexible and versatile accommodation over two floors also accommodating a garage and driveway. There is a good sized hallway, living room, kitchen, dining room, three bedrooms and bathroom with separate w/c. Outside, the property has gardens front and rear, with a driveway leading to a garage. There are numerous shops and amenities nearby. Internal viewing is essential to appreciate the spacious accommodation on offer.

Auctioneers Additional Comments

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

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 Marketing Agents or via The Auctioneers website.

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

The property is being sold via a transparent online auction.

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. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

Auctioneers Additional Comments

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 equivalent to 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 their 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.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: House (unspecified)

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

A spacious entrance hall which gives access to-

Living Room

Offering space for living and dining furniture, with window to the front.

Kitchen

With a range of fitted wall and base units, some integrated appliances and window and door to the rear garden.

First Floor Landing

Gives access to-

Bedroom 1

A generously sized bedroom with built in storage and ample space for double bed and bedroom furniture, with window.

Bedroom 2

A larger than average second bedroom with ample space for a bed and bedroom furniture, along with a built in cupboard and a window to the front.

Bedroom 3

With space for a bed and with window to the front.

W/C

Separate from the bathroom, with a low level flush w/c and window to the rear.

Bathroom

With two piece suite comprising bath, wash hand basin and window to the rear.

Outside

Offering a front garden, tarmac driveway and access to a single garage with up and over door. The rear garden is low maintenance with lawn and access from the driveway.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Balmoral Avenue, Shepshed, Loughborough, Leicestershire, LE12 9PX

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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