



 **NEWTON
FALLOWELL**

4 bed semi-detached house to buy in LE11

Abberton Way, ., Loughborough, ., LE11
4NX

£165,000 Starting Bid

 x 4  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
- ✓ Project property for renovation
- ✓ Two reception rooms
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band C**
- ✓ EPC Rating: **E**
- ✓ 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.

Attention property developers and DIY enthusiasts!! This 'project property' offers an exciting opportunity for those looking to renovate, add value and either sell on or rent out. For sale via modern method of auction.

The property will make a good size home offering four bedrooms and two reception rooms whereby the kitchen is adjacent to the dining room, which could be bought together to create a rear facing dining kitchen if that modern 'bi-fold' door look is what you're after!

Full renovation required - The property is unliveable in its current form.

Likely works will include; new heating, windows, kitchen, bathroom, internal and external doors, re-wiring, full decoration, floor coverings, heating, landscaping and more improvements of the purchasers choice.

The location is so handy! Situated on a horse-shaped cul-de-sac towards the edge of town, offering swift access to M1 Motorway via junction 23, nearby schools including Delisle/Charnwood College, Booth Wood and Thorpe Acre Primary schools, nearby country lane walks and a collection of shops and Doctors surgery around the corner.

Auctioneers Comments

Pattinson Auction are working in Partnership with Newton Fallowell 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 up to 6% inc VAT (subject to a minimum which could be up to £7,200 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 £165,000

Property Type: Semi-detached house

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

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

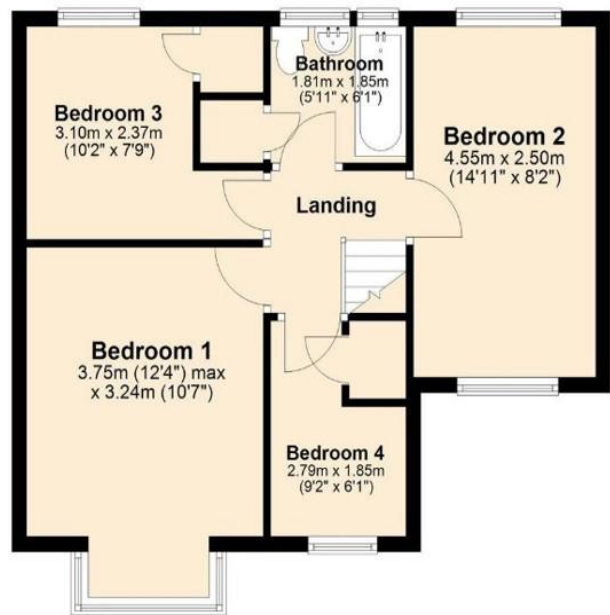
Ground Floor

Approx. 46.1 sq. metres (496.7 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.2 sq. feet)



Total area: approx. 94.1 sq. metres (1012.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Abberton Way, ., Loughborough, ., LE11 4NX

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

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