CASTLE ESTATES

1982

A THREE BEDROOMED SEMI DETACHED PROPERTY IN NEED OF MODERNISATION STANDING ON A GOOD SIZED PLOT IN A CONVENIENT BURBAGE LOCATION

**** BEING SOLD BY MODERN AUCTION ONLY ****



72 FEATHERSTON DRIVE
BURBAGE LE10 2PP

By Auction £150,000

- BEING SOLD BY MODERN AUCTION ONLY
- Entrance Hall
- Lounge
- Three Bedrooms
- Off Road Parking
- IN NEED OF MODERNISATION
- Dining Room
- Kitchen
- Shower Room
- Sizeable Mature Gardens

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** BEING SOLD BY MODERN AUCTION ONLY - IN NEED OF MODERNISATION ** This semi detached property stands on a good sized plot with excellent potential for extension (subject to planning) and improvement. Viewing essential.

The accommodation currently consists of entrance hall, dining room, lounge and small kitchen. Three bedrooms and shower room to the first floor. Outside there is off road parking and good sized mature gardens. Not overlooked from the rear backing onto playing fields.

It is situated in a convenient location, close to all local shops, schools and amenities including transport links.

KEY FEATURES
For Sale by Modern Auction – T & C's apply
Subject to Reserve Price
Buyers fees apply
The Modern Method of Auction

Auctioneer Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold).

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- The Modern Method of Auction

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

HALL

12'5 x 5'8 (3.78m x 1.73m)

having wooden front door, central heating radiator, panelled walls to half height and staircase to First Floor Landing.



DINING ROOM

13'11 x 9'4 (4.24m x 2.84m)
having fitted cupboards, wall mounted fire, panelled walls, central heating radiator and upvc double glazed window to front.





LOUNGE

15 x 11'4 (4.57m x 3.45m)
having wall mounted fire, panelled walls, central heating radiator and upvc double glazed window to rear.





KITCHEN

8'4 x 5'10 (2.54m x 1.78m)

having base unit with sink above, wall mounted gas fired boiler, panelled walls and upvc double glazed door to Garden.





FIRST FLOOR LANDING

7'11 x 7'5 (2.41m x 2.26m)

having access to the roof space and upvc double glazed window to side.



BEDROOM ONE

13'7 x 10'10 (4.14m x 3.30m)
having original fireplace, central heating radiator and upvc double glazed window to rear.





BEDROOM TWO

11'6 x 9'5 (3.51m x 2.87m)
having built in cupboards and upvc double glazed window to front.





BEDROOM THREE

9'10 x 7'5 (3.00m x 2.26m)
having built in cupboards and upvc double glazed window to front.





SHOWER ROOM

7'6 x 5'7 (2.29m x 1.70m)

having double shower cubicle, low level w.c., pedestal wash hand basin, easy clean panelled walls, central heating radiator and upvc double glazed window with obscure glass.



OUTSIDE

There is direct access to parking to front. Sizeable mature gardens front and rear with lawn, trees, shrubs, garden shed and fenced boundaries. Not overlooked from the rear backing on playing fields.







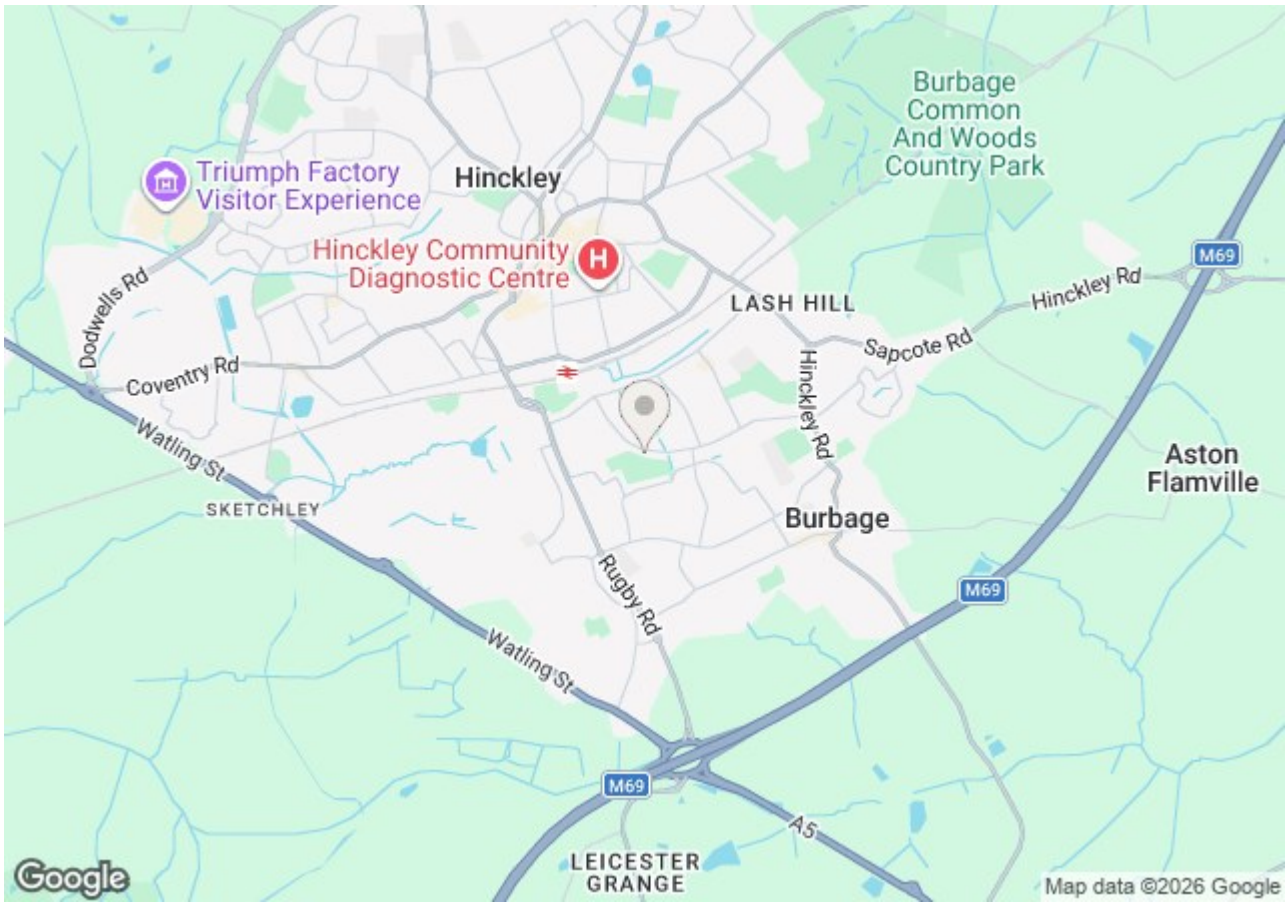

CROWN
SKIP HIRE
02476 351111

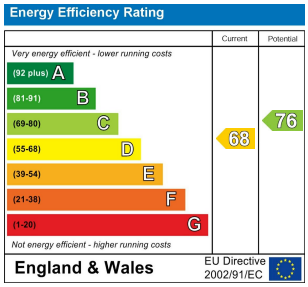
Energy Efficiency Rating

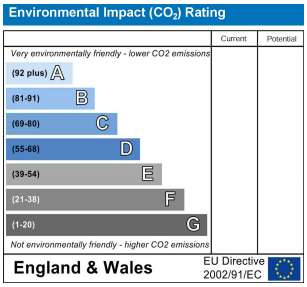
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

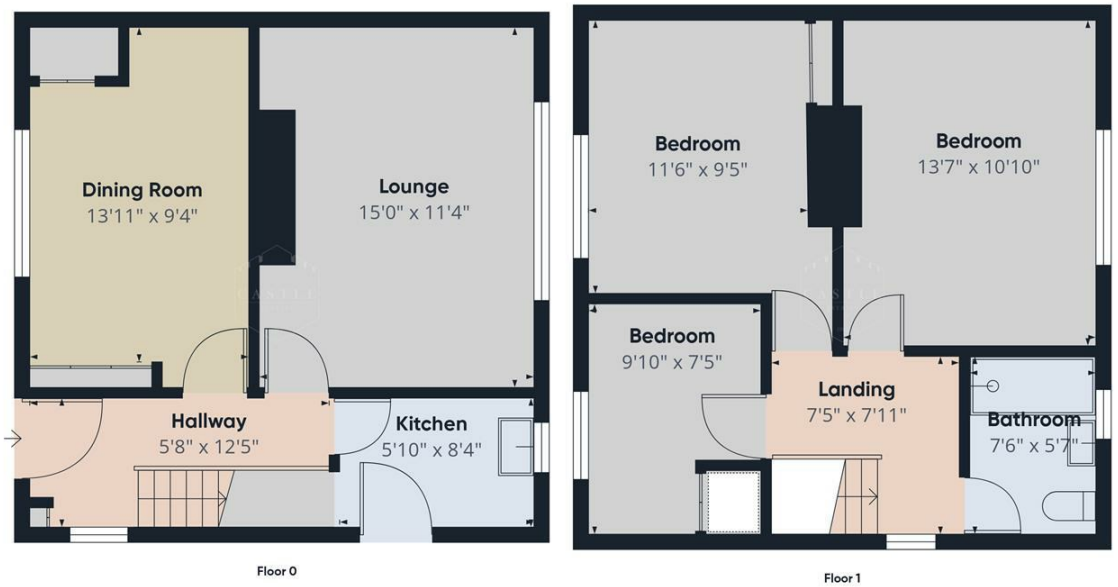
Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	









Approximate total area(1)

839 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm