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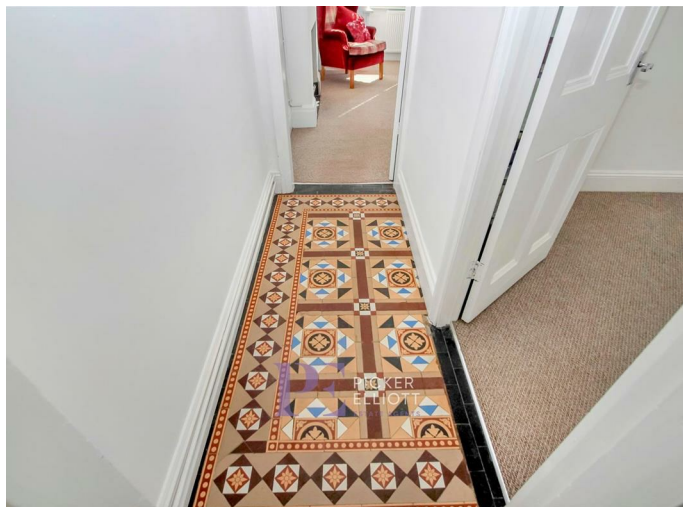
Station Road, Earl Shilton LE9 7GA

By Auction £130,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

**** For sale by online auction ** Pre-Auction offers considered ** CASH BUYERS ONLY**** A fantastic opportunity to purchase this truly unique, ground floor flat situated within walking distance of Earl Shilton centre with its large amount of amenities and bus routes. The property provides very flexible and spacious accommodation which has been sympathetically modernised whilst retaining period flooring, coving and deep skirting boards. The accommodation, benefits from gas central heating & double glazing, briefly comprises, entrance conservatory, snug, spacious lounge with two bay windows and wood panelling, impressive re-fitted living, kitchen dining room, three bedrooms (main with an ensuite) ample storage and a family bathroom. Outside, the property has off road parking space, seating area and two brick built stores. CASH BUYERS ONLY. EPC: D. Council tax band: A.



Enter Via Double Glazed Door to

Conservatory/Porch

8'2 x 6'11 (2.49m x 2.11m)

With tiled flooring, fully double glazed, polycarbonate roof and further glazed door to

Inner Hall/Snug

8'8 x 13'9 (2.64m x 4.19m)

With radiator, glazed door to useful storage cupboard and further door to

Bedroom One

13'9 x 8'3 (4.19m x 2.51m)

With double glazed window, radiator and door to

En Suite

8'3 x 4'9 (2.51m x 1.45m)

With double glazed window, low level flush WC, pedestal wash hand basin with tiling to splashbacks, enclosed corner shower cubicle with electric shower, extractor fan, access to roof storage space and radiator.

Bedroom Two

11' 8 x 13'5 (3.35m x 4.09m)

Radiator, fire recess with tiled hearth, period wood panelling to bay window, separate double glazed windows, further useful storage cupboard and door opening through to

Bathroom

8'5x7' (2.57mx2.13m)

With double glazed opaque window, low level flush WC, bath with electric shower over, fully tiled to splashback, pedestal wash hand basin, radiator and cupboard housing boiler.

Impressive Living Kitchen/Dining Room

17'0 x 15'0 (5.18m x 4.57m)

Double glazed box bay window with period wood panelling, contemporary fully fitted kitchen with inset hob, oven and extractor hood over, integrated fridge/freezer, roll edge surfaces and tiling to splashbacks, central work island with drainer sink and mixer tap, integrated dishwasher, laminate flooring, contemporary vertical radiator, picture rail, period coving and door to

Inner Hall

With period tiled floor and doors to

Bedroom Three

10'4 x 6'9 (3.15m x 2.06m)

With double glazed window and radiator.

Spacious Lounge

17'0 x 16'2 (5.18m x 4.93m)

Square double glazed bay window to front with period wood panelling, double glazed bay window to side with period wood panelling, radiator, period coving, fire recess with tiled hearth and picture rail.

Outside

There are two brick built stores and concrete parking area with turning access

Important Notice

The flat is Freehold. There is planning permission passed for the erection of four apartments to the land adjacent to Flat 1 42 and Flat 2 42 Station

road, Earl Shilton.19/00742/FUL

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information.
 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.
 3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.
 4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.
 5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.
 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.
 7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.
 8. All main services are understood to be connected but have not been tested by the Agents.
 9. We accept no liability for the content of the video and recommend a full physical viewing as usual before you take steps in relation to the property (including incurring expenditure).
 10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible.
- MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Auction terms

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5,940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.

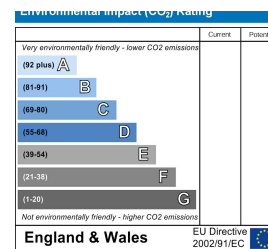
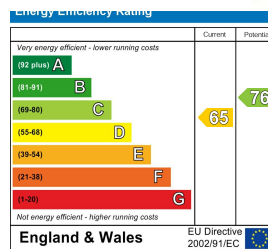
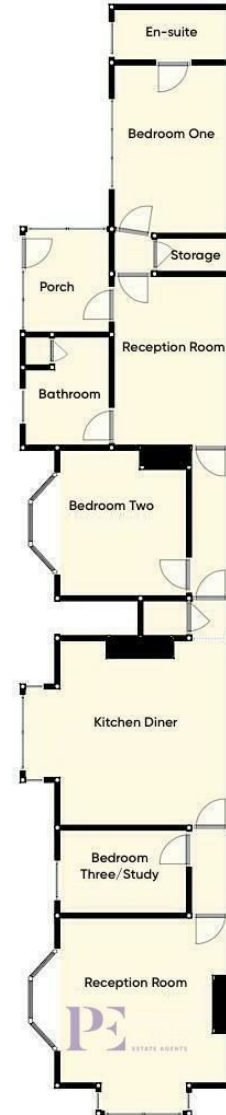
****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.





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Registered company name: **Picker Elliott LTD**
 Company registration number: **09153786**
 VAT Number: **199 0836 58**

