



43 Wood Street

| LE65 1EL | Auction Guide £130,000

ROYSTON
& LUND

- Being Sold via Secure Sale online bidding - Immediate Exchange of Contracts Available
- Spacious Lounge Ideal For Relaxing Or Entertaining Guests
- Generous 734 Sq Ft Of Comfortable Living Space
- Chain-Free Property For A Smoother, Quicker Purchase Process
- Freehold - EPC Rating E
- Charming Terraced Cottage Located On Wood Street, Ashby-De-La-Zouch
- Two Cosy Bedrooms And A Well-Appointed Bathroom
- Allocated Parking For Two Vehicles Ensures Convenience
- Walking Distance To Shops, Cafes, And Local Amenities
- Council Tax Band B





*Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £ 130,000*

Welcome to this charming terraced cottage located on Wood Street in the picturesque town of Ashby-De-La-Zouch. This delightful property boasts a spacious lounge, perfect for relaxing or entertaining guests. With two cosy bedrooms, a well-appointed bathroom, and a generous 734 sq ft of living space, this cottage offers a comfortable and inviting atmosphere.

One of the standout features of this property is the allocated parking for two vehicles, ensuring convenience and ease for homeowners with cars. Situated within walking distance to the high street, residents can enjoy easy access to a variety of shops, cafes, and amenities. There is a shared enclosed courtyard with the neighbouring property.

Auctioneers Additional Comments

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.

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 on



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

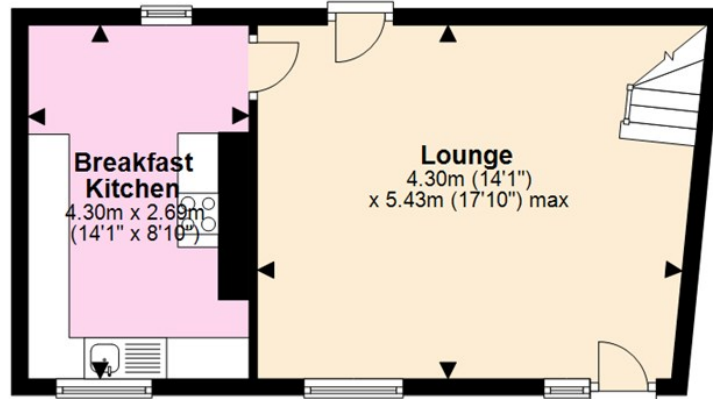
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

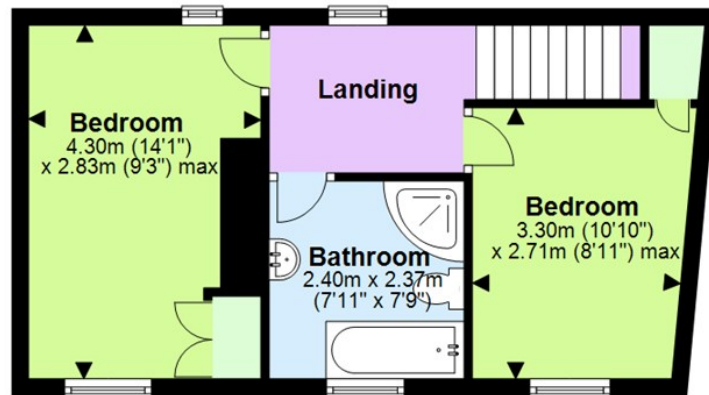
Ground Floor

Approx. 34.6 sq. metres (371.9 sq. feet)



First Floor

Approx. 34.5 sq. metres (371.3 sq. feet)



Total area: approx. 69.0 sq. metres (743.2 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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