



Farnham Road | Loughborough | LE11 2LH

Auction Guide £170,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

Farnham Road |
Loughborough | LE11 2LH
Auction Guide £170,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000

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. SEE AUCTION INFORMATION BELOW

A substantial semi-detached property with no chain. Located in a popular area with families, close to a large number of local shops, superstore and primary school. The house offers spacious accommodation with three bedrooms, bathroom, lounge and dining kitchen with a conservatory to the rear. There is ample off road parking and a large rear garden. FORMERLY RENTED OUT AT £900PCM. NOW COULD ACHIEVE £1,000PCM.

- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- SOLD VIA A 'SECURE SALE'
- Three Bedrooms
- Large Living Room
- Dining Kitchen
- Conservatory
- Large Garden
- Off Road Parking
- Popular Area
- Excellent Family or B2L purchase

Entrance Hall
With Upvc door, stairs to the first floor.

Living Room
A large room with window to the front and sliding patio door to the rear to access the conservatory.

Dining Kitchen
A spacious kitchen with ample room for a dining table and chairs, there is a useful understairs cupboard, windows to front and rear, a range of units with built in electric double oven, gas hob and space for other freestanding appliances.

Conservatory
With tiled floor and access to the garden.

Landing
With window to the rear and access to all rooms.

Bedroom 1
With window to the front.

Bedroom 2
With window to the front.



"Located in a popular area close to amenities"



Bedroom 3
With window to the rear.

Bathroom
With window to the rear, a three piece suite comprising w/c, wash hand basin and bath with tiled splash backs and electric shower.

Outside
Sitting on a good plot with ample off road parking on a driveway at the front, there is a large rear garden with decking and low maintenance areas.

The Area
Situated in a popular location within walking distance to a number of shops and take aways, Tesco Superstore and regular bus routes, there is also a primary school around the corner and easy access to the town centre and A6 road network.

Extra Information
To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

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.

LEGAL PACK

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.

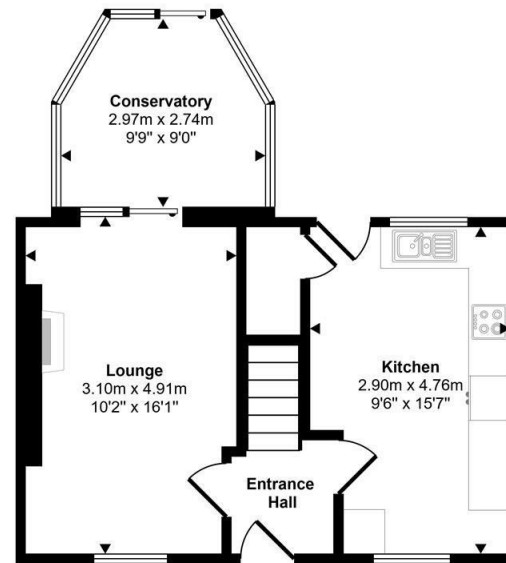
AUCTIONEERS ADDITIONAL COMMENTS

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.

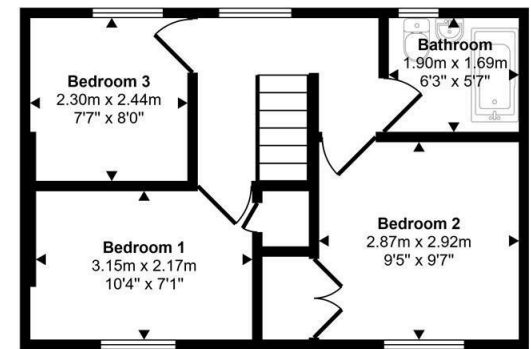
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Approx Gross Internal Area
76 sq m / 815 sq ft

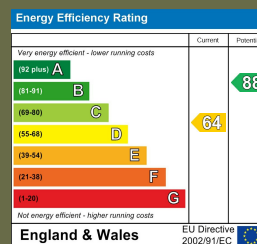


Ground Floor
Approx 42 sq m / 451 sq ft



First Floor
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk