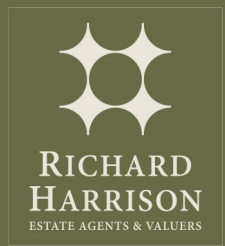




Alfred Street | Loughborough | LE11 1NG
Auction Guide £160,000



Alfred Street |
Loughborough | LE11 1NG
Auction Guide £160,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000
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.

TWO BEDROOM HOUSE AND A DOUBLE GARAGE/POTENTIAL BUILDING PLOT
PROPERTY HAS ADDED BENEFIT OF CHARNWOOD COUNCIL LICENSE -UNDER SECTION 8 OF THE HOUSING ACT 2004.
A superb opportunity to purchase this two bedroom property with two reception rooms, kitchen and bathroom, with the added benefit of a solid letting history and Charnwood borough council property licence. The house also has the unique benefit of a double garage to the side, offering outstanding potential as a building plot (subject to planning permission) to create an additional dwelling with precedents already set on the street. Charnwood Council have also given preliminary approval for demolition of the garage and building of a new 2/3 bedroom home. ALL PAPERWORK AVAILABLE UPON REQUEST.

FOR SALE BY AUCTION	Immediate 'exchange of contracts' available
Two Bedroom House	Double Garage
Potential Building Plot	Preliminary Approval
Current Property License Until 2029	Outstanding Opportunity
No Upward Chain	Being sold via 'Secure Sale'

Lounge
A spacious lounge with window to the front, door and a meter cupboard.

Dining Room
With window to the rear and a door giving way to the enclosed staircase.

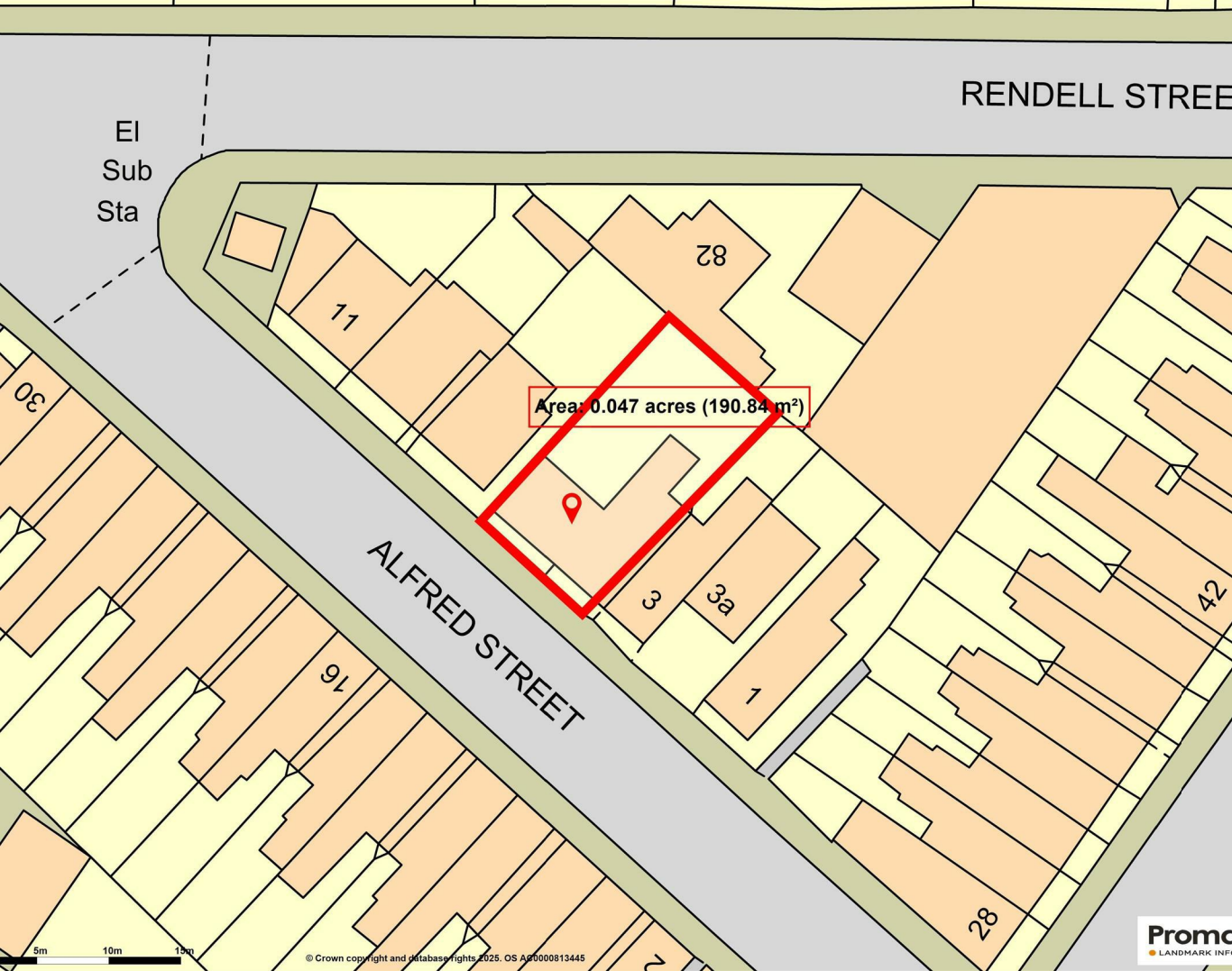
Kitchen
Featuring a range of units, windows to the side, door to the garden and a recently fitted wall mounted gas central heating boiler.

Landing
With a window to the side and access to -

Bedroom 1
A large bedroom with window to the front and a built in cupboard.

Bedroom 2
A spacious double bedroom with window to the rear.

Bathroom
Fitted with a shower cubicle, bath, wash hand basin and w/c. There is a window to the side.



"Offering a potential building plot"



Outside

The property enjoys a small garden to the front, shared side access passage and a garden to the rear.

Double Garage

To the side of the property is a double garage with power and lighting, and a good area of garden behind it.

Extra Information

The property sits in an area of additional licensing under Charnwood Borough Council, and has a Property License under Section 8 of the Housing Act 2004 valid until 13th May 2029 although the new owner would have to re-apply. The property also has preliminary approval for demolition of the garage to create a 2/3 bedroom property. This is evidenced in a letter from Charnwood Borough Council planning department in 2011 which we can provide a copy of upon request. This is not an approval of planning permission, but an acknowledgement by the planning officer that a "new housing development ought to be acceptable in principle"

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>

The Area

The property sits in a position only 5 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short 15 min walk away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops and conveniences nearby in the town centre. The University is also a short 25 min walk away.

Auctioneers Comments

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'.

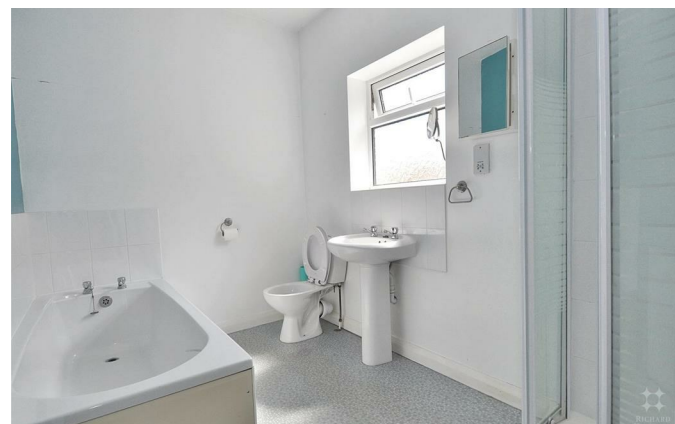
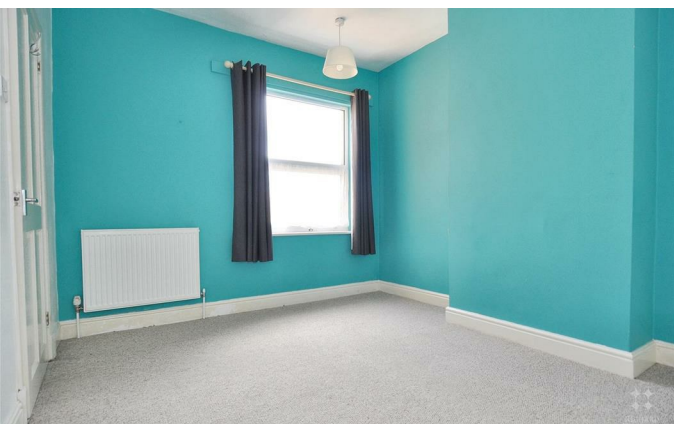
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

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.

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'.



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 Comments

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.

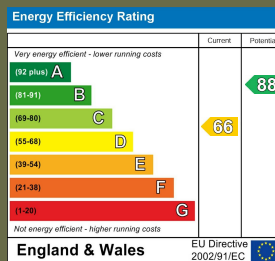


*"Superb town
centre
position"*





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.



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