



Connells

Saxby Road  
Melton Mowbray





## Property Description

GUIDE PRICE: £80,000-£90,000

PLEASE NOTE NO INTERNAL VIEWING ARE TAKING PLACE. A VIDEO TOUR IS AVAILABLE UPON REQUEST, PLEASE CONTACT THE OFFICE FOR MORE INFORMATION.

FOR SALE VIA THE MIDLANDS AUCTION CENTRE IN ASSOCIATION WITH BARNARD MARCUS AUCTIONS TUESDAY TUESDAY 30TH JULY 2024 AT 9.00AM AT THE DE VERE GRAND CONNAUGHT ROOMS, 61-65 GREAT QUEEN STREET, COVENT GARDENS, LONDON WC2B 5DA. YOU CAN ALSO REGISTER FOR ONLINE BIDDING.

This property is perfect for those looking to get their hands on a project, with the potential to make this home yours. As you enter the home, you are greeted by two sizeable reception rooms which leads through to the kitchen and the bathroom to the rear. As you ascend upstairs there are two double bedrooms, with one of the bedrooms having a through room.

This is not a property to be missed out on!

## Ground Floor

### Lounge

11' 8" x 9' 7" into recess ( 3.56m x 2.92m into recess )

With a radiator, a recently fitted fuse board and a single-glazed window.

### Dining Room

11' 8" plus recess x 9' 7" ( 3.56m plus recess x 2.92m )

With access upstairs, open-plan to the kitchen, and laminate flooring.

### Kitchen

9' 3" x 8' ( 2.82m x 2.44m )

With a single glazed-window to the rear, space for a washing machine and space for a dishwasher.

### Bathroom

With tiled flooring, a single-glazed window to the side, a bath, a w/c and a wash-hand sink basin.

## First Floor

### Bedroom One

11' 9" x 9' 8" into recess ( 3.58m x 2.95m into recess )

To the front of the property, with carpet under-foot, and a single-glazed window,

### Bedroom Two

12' 10" x 9' 8" ( 3.91m x 2.95m )

To the rear of the property with access to the through room, carpet under-foot and a single-glazed window.

## Bedroom Three

12' 6" x 5' 5" ( 3.81m x 1.65m )

The location of the boiler with a single-glazed window to the rear and carpet under-foot.

## Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers and vendor's solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of the same whether inspected or not. Any questions relating to them must be raised prior to the auction. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

## Health & Safety Advice

Whilst the auctioneers make every effort to ensure the safety and security of viewers at lots, we have not carried out a detailed Health & Safety inspection of the lots in our auction and cannot therefore guarantee the safety and security of viewers. All persons attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All unaccompanied inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

## \*guide And Reserve Prices

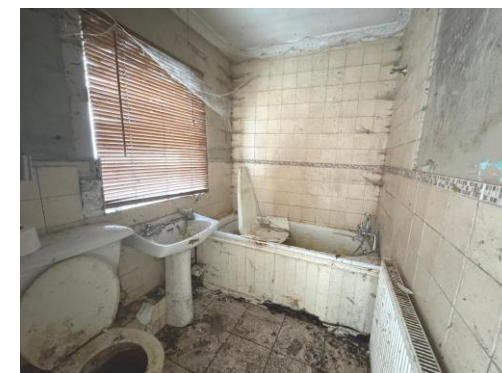
Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is

given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

## Note

The auctioneers offer four ways to bid including internet, telephone, proxy, and live room bidding. Prospective purchasers will need to register to bid and pay a holding deposit before the sale commences by registering at Barnard Marcus Auctions website. We do not take credit card or cash deposits. The sale of each lot is subject to a documentation charge of £1,500 (including vat) payable on the fall of the hammer.

Guidance notes are set out in the catalogue in relation to auction lots, particularly from a purchasing perspective.













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01664 560 241**  
**E [meltonmowbray@connells.co.uk](mailto:meltonmowbray@connells.co.uk)**

10A High Street  
MELTON MOWBRAY LE13 0TR

**EPC Rating: Exempt**

Tenure: Freehold

**view this property online [connells.co.uk/Property/MOW307096](https://www.connells.co.uk/Property/MOW307096)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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