





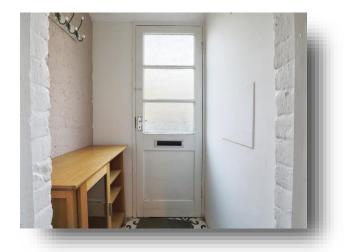




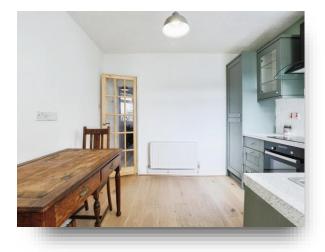
welcome to

Astley Terrace, Melton Constable

For sale by public auction, a lovely 2 bedroom mid-terraced home that has been modernised by the current owners to a good standard throughout, including a new kitchen and shower room. Further benefits include oil fired central heating and double glazed windows. Great village location.













Entrance Lounge

11' x 11' max (3.35m x 3.35m max)

Laminate flooring, double glazed window to front, under stairs cupboard, built in cupboard and radiator.

Kitchen

11' x 10' (3.35m x 3.05m)

Laminate flooring, wall and base units with work surfaces over, double glazed window to rear, stainless steel sink, built in dishwasher and fridge freezer and radiator.

Utility Room

6' 5" x 6' (1.96m x 1.83m)

Tiled flooring and double glazed window to side.

Bedroom 1

11' x 11' max (3.35m x 3.35m max)

Double glazed window to front, carpet, radiator and walk in wardrobe.

Bedroom 2

10' x 6' (3.05m x 1.83m)

Double glazed window to rear, radiator and carpet.

Bathroom

Shower cubicle, W/C, wash hand basin, double glazed window, radiator and tiled flooring.

Outside

Fully enclosed lawned rear garden.

Important Notice

For each lot, a contract documentation fee of £1500 (inclusive of vat) is payable to Barnard Marcus auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the special conditions of sale. Buyers are deemed to bid in full knowledge of this.

The guide price quoted must not be relied upon by prospective purchasers as a valuation or assessment

of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Propsective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the sellers instructions in respect of their indicated reserve price at the time of instruction. reserve price (the level below which the property will not be sold) remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Important Notice Cont'd

Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings abd boundaries. All non conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.





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Astley Terrace, Melton Constable

- AUCTION Guide £120,000 £140,000
- 2 Bedrooms
- Council Tax Band B
- Fully Modernised
- Double Glazing

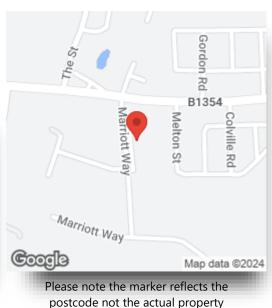
Tenure: Freehold EPC Rating: D

£120,000









view this property online williamhbrown.co.uk/Property/HOL106262



Property Ref: HOL106262 - 0005 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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