

Richardson

CHARTERED SURVEYORS

Grange Bungalow
Whissendine Lane
Cold Overton
LE15 7QF

FOR SALE

GUIDE PRICE £200,000



- Registered Title
- Protected Tenancy
- Mains Water & Electric
- 0.28 Acres
- Council Tax Band C
- Leicestershire County Council

Sheep Market House, Stamford, PE9 2RB



www.richardsonsurveyors.co.uk

01780 762433

DESCRIPTION

Detached bungalow in rural surroundings located on a 0.28 acre plot. The property offers 3 bedrooms, one living room, one galley style kitchen and a bathroom. Title Number LT550176.

LOCATION

The property is located on Whissendine Road on the outskirts of Cold Overton. The village is serviced by a large garden centre, incorporating various retail outlets. what.3.words: equity.pats.quilting

METHOD OF SALE

The property is for sale by Private Treaty for a guide price of £200,000.

TENANCY

The property is subject to a Regulated Tenancy with the tenant understood to have been in occupation since at least 1986. The rent has been registered with the Valuation Office Agency at £505 per month, with the tenant paying the utility bills. There is no written tenancy in force.

SERVICES

The property benefits from mains water, electricity and a septic tank.

COMMUNICATIONS

Full Fibre Broadband is available to the property according to Openreach. Mobile availability via 02 is available at the property according to Ofcom.

VIEWINGS

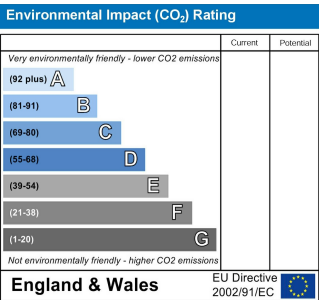
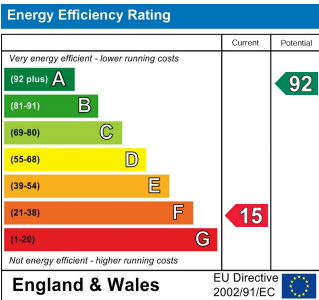
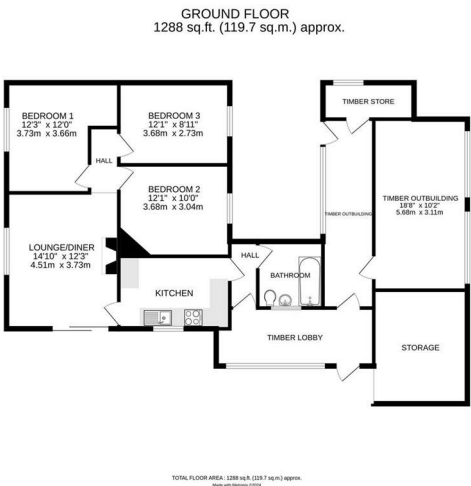
Strictly by appointment with Richardson Surveyors.

FURTHER INFORMATION

For further information please contact Jamie Richardson direct line on 01780 761651 or jrichardson@richardsonsurveyors or Charles Richardson direct line on 01780 758008 or crichardson@richardsonsurveyors.co.uk

VAT

Guide prices provided are exclusive of VAT. In the event that the sale of the property or any part or right attached to it becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.



IMPORTANT NOTICE - Richardson for themselves and the vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.