



Main Street

Bisbrooke, Oakham, LE15 9EP

By Auction £260,000

Richardson

Main Street

Bisbrooke, Oakham, LE15 9EP

Being Sold via Secure Sale online bidding. Terms & Conditions apply.
STARTING BID £260,000
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.

An attractive double fronted iron stone built cottage under a Collyweston roof situated in this attractive small village just 1 mile from the market town of Uppingham with its wide range of facilities. The cottage, originally formed part of the Village Hall and offers well proportioned accommodation, is well maintained and updated while retaining character and has recently had the gardens landscaped. There is a shared reception porch with No.4 with a private door to the cottage, however the vendors currently use the rear door into the refitted kitchen with built in oven, hob and extractor. A small lobby area gives access to the cloakroom and the dining room with open timber flooring. An opening leads through to the sitting room with its built in book case and shelving. To the first floor the master bedroom has open timber flooring, roof beams to high ceiling and built in wardrobes. The good size second bedroom has exposed A frame roof beams and there is also a 3 piece bathroom. Slightly elevated from the village street and set behind a new stone wall the landscaped gardens are to 3 sides of the property with large paved area to the front with pathway to the side and a further paved area to the back. Stone steps to the side to a terraced garden with retaining walls and lawns with shrubs and hedging.

- Kitchen
11'3" x 11'0" (3.45m x 3.37m)
- Lobby area
- Cloackroom
- Dining room
11'3" x 10'9" (3.45m x 3.3m)
- Sitting room
15'3" x 15'3" (4.65m x 4.65m)
- First floor landing
- Bedroom
15'3" max x 10'5" (4.65m max x 3.19m)
- Bedroom
15'3" max x 9'6" max (4.65m max x 2.9m max)
- Bathroom

External details
Elevated from the village road behind a recently constructed stone wall which was part of the landscape plan which has recently been carried out with extensive paved areas and terracing with stone steps and well stocked beds.

Council Tax
Rutland District Council Tax Band C

Services
All main services connected - gas central heating



Communication

According to Ofcom:

Ultrafast Broadband is available

Mobile coverage is limited indoors with EE & O2

Agents notes

The adjoining property No 4 Main Street has right of pedestrian access over the garden area of No.6.

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.

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.

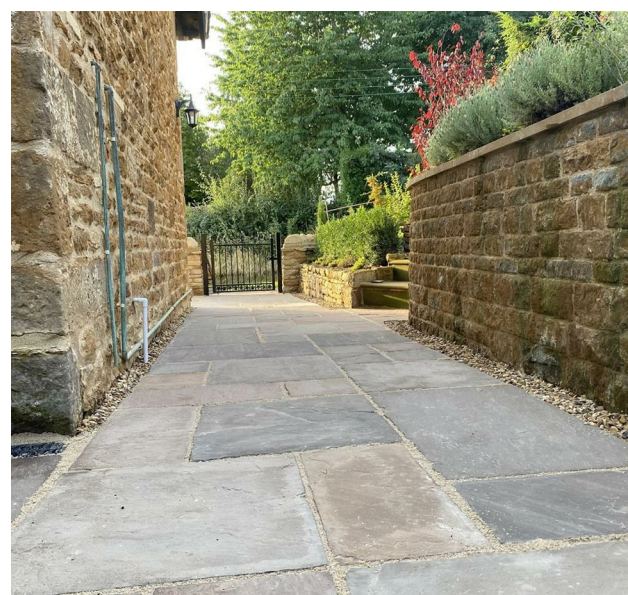
Auctioneers Additional Comments

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.

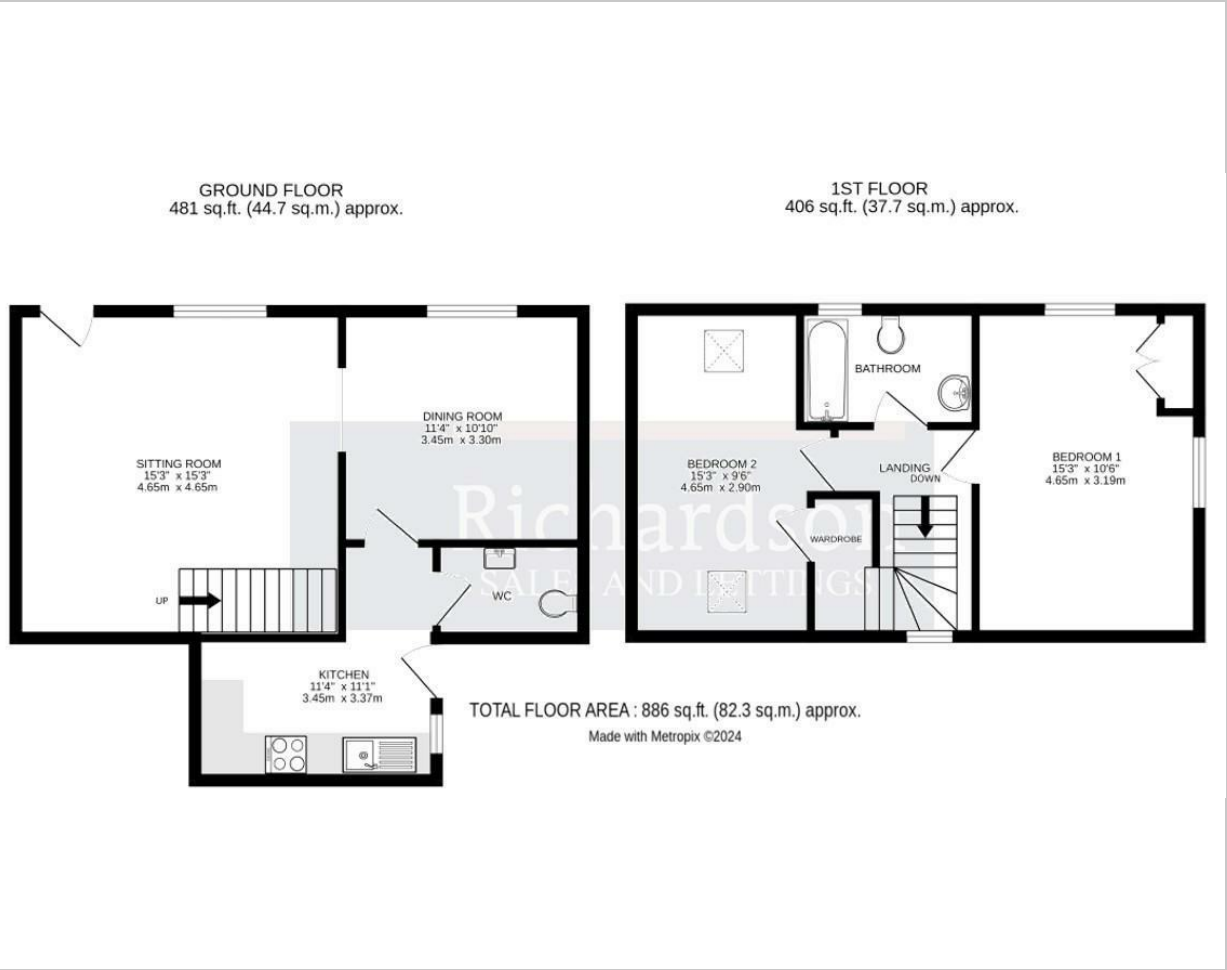
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Viewing

Telephone appointment with Richardson or post@richardsonsurveyors.co.uk



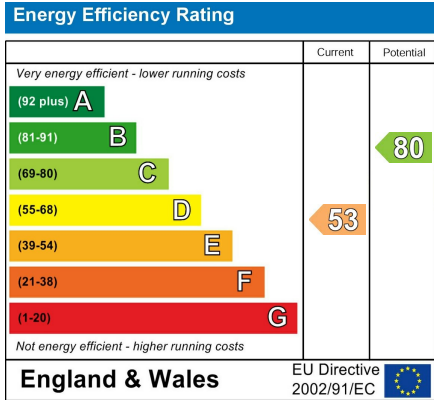
Floor Plan



Area Map



Energy Efficiency Graph



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.