



7 Tandy Avenue
Moira, DE12 6EU
Guide price £125,000

lizmilsom
properties 

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LIZ MILSOM PROPERTIES in conjunction with IAMSOLD AUCTIONS under the MODERN METHOD OF AUCTION - With HUGE SCOPE & POTENTIAL to further improve and extend, this SEMI-DETACHED 2 bedroomed Bungalow with side driveway provides front and side OFF ROAD PARKING & garage base., IN TOTAL NEED OF UPGRADING. Accommodation comprises : Hall, Lounge, Kitchen, 2 bedrooms & Bathroom, Bonus is the Attic Room - potential for Master bedroom & En Suite, Subject to relevant Planning Permission. Front and rear gardens Offered with NO UPWARD CHAIN - Probate granted - EPC D rating - Council Tax B. HIGH DEMAND EXPECTED - VIEW EARLY! To view: CALL LIZ MILSOM PROPERTIES - Open Late till 8pm Thursdays

NOTE : This property is for sale by Modern Method of Auction powered by iamsold Ltd - Starting Bid £125,000 plus Reservation Fee Please refer to the 'Auctioneers Comments'

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price. Buyers fees apply
- Rare opportunity to acquire a semi-detached Bungalow
- 2 double bedrooms plus potential Attic Room
- Gardens - Viewing By Appointment only
- In conjunction with IAMSOLD Ltd
- In need of full modernisation - VIEW EARLY
- Hall, Rear Lounge, Kitchen & family bathroom
- Off road parking & garage base
- Excellent road links,. HIGH DEMAND EXPECTED !



IMPORTANT - Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

****THE AUCTION IS NOW STARTED AND DUE TO END - Monday 15 April 2024 at 15:00****

Additional useful information

- View, Bid & Buy
- Online Bidding Available
- Priced to Sell
- Fixed Timescales for Exchange and Completion
- Buy with Finance

Location

Moirra village lies approximately two and a half miles west of Ashby de la Zouch, a popular market town offering a range of local facilities and amenities together with road links to the A42 dual carriageway and East Midlands conurbations. The village is home to the National Forest Visitor's Centre with associated walks, bridle paths and Hicks Lodge Cycle Centre. The village boasts a local supermarket, public houses, modern village hall and primary school. In addition to the National Forest there is a new Youth Hostel and

associated camping field, together with Moira Canal and Sarah's Wood (part of a historic visitor's centre). The property is pleasantly situated in a small select cul-de-sac, which has limited passing traffic.

The accommodation measurements:

Rear Spacious Lounge

14'5 x 10'9 (4.39m x 3.28m)

Kitchen

10'8 x 9'0 (3.25m x 2.74m)

Bathroom

7'4 x 5'4 (2.24m x 1.63m)

Bedroom One

12'7 x 10'10 (3.84m x 3.30m)

Bedroom Two

10'8 x 8'10 (3.25m x 2.69m)

First floor Attic Room

Outside

Set back from the road, behind a front garden

Ample off road parking

Gravelled area providing off road parking for 2-3 vehicles.

Rear garden

Timber gate and panelled fencing provides access to the rear garden and patio area being of a generous size.

Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Viewing Strictly Through Liz Milsom Properties

To view this Modern Method of Auction property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)

9.00 am – 4.00 pm Saturday

CALL THE MULTI-AWARD WINNING AGENT TODAY

Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM/27.02.2024/1 DRAFT

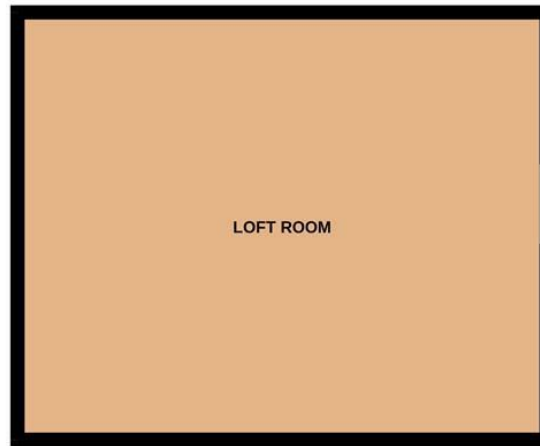


GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.

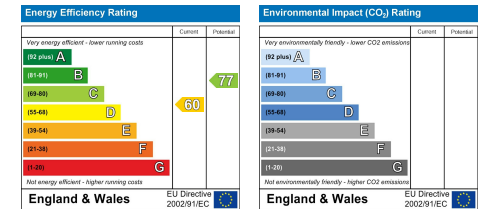
Directions

For SAT NAV purposes use DE12 6EU.



TOTAL FLOOR AREA : 1136 sq.ft. (105.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX

Band: B

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

MAB 4202

