



13 STAFFORD AVENUE

MELTON MOWBRAY, LE13 1QZ

Auction Guide

£121,000

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ACCOMMODATION

For sale on 25th July 2024

The National Property Auction will be broadcast live on SDL Property Auctions website and open to remote bidding online, on the phone and by proxy. Registration for bidding will close at 5pm the day before the auction.

The auction will commence at 09:00.

A Charming three-bedroom terraced house in Melton Mowbray, close to the town centre and other local amenities. Book your tour today with our County Chambers office.

Description

Welcome to this inviting three-bedroom terraced house nestled in a peaceful and sought-after neighbourhood. With a perfect blend of comfort and classic charm, this residence offers an ideal home for families or individuals seeking both style and practicality.

The ground floor features two reception rooms with an open concept living area, seamlessly connecting the living room, dining area, and kitchen. The layout is perfect for entertaining guests or enjoying family time. The kitchen is equipped with contemporary appliances, countertops, and plenty of storage and has the added advantage of a utility room for extra appliance space. Completing the downstairs accommodation is a separate WC.

Upstairs you'll find three well-proportioned bedrooms which provide ample space for rest and relaxation. Each room boasts abundant natural light and closet space, creating a cozy and private retreat.

The property includes a shower room featuring walk in shower, WC, and wash hand basin.

The residence is part of a vibrant community, offering proximity to local schools, parks, shopping centres, and public transportation. Enjoy the convenience of nearby amenities while relishing the tranquillity of your residential haven.

In conclusion, this three-bedroom terraced house combines practical living spaces with a warm and welcoming atmosphere. Arrange a viewing today to experience the charm and comfort this home has to offer.

Auction Details

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The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

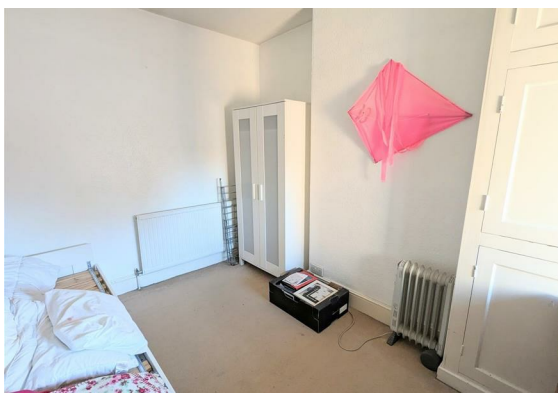
Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)





• Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

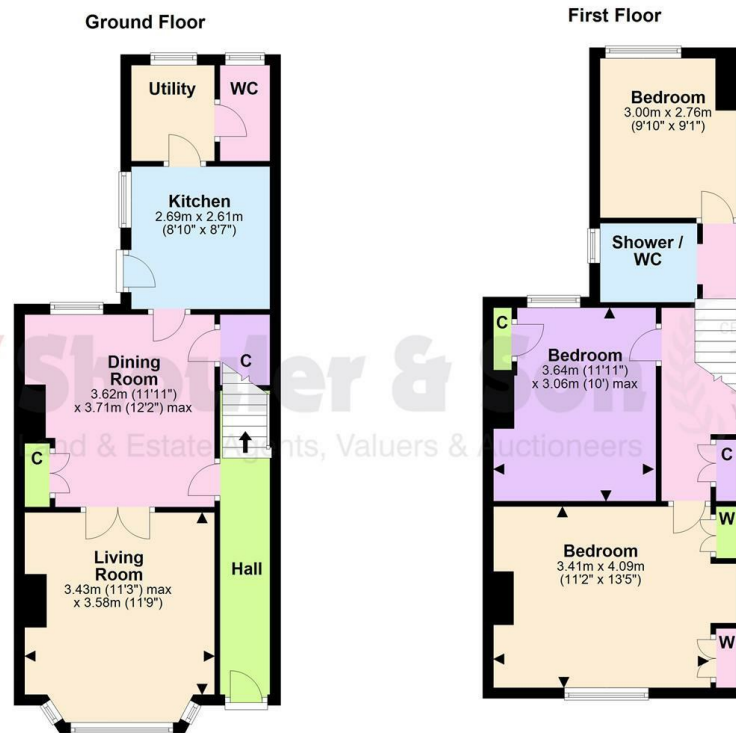
TENURE: Freehold, vacant possession upon completion.

SERVICES: Mains electricity, gas, water and drainage.

COUNCIL TAX: Melton

VALUATIONS: If you are considering selling, we would be happy to advise of the value of your property with no obligation.

Floor Plan



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only. Plan produced using PlanUp.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

