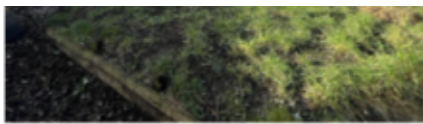


# 14 Brook Crescent, Asfordby Valley, Melton Mowbray, Leicestershire LE14 3RS





## Guide Price £100,000+ plus fees

**Shouler & Son**  
Estate & Letting Agents, Melton & Nottingham

### Unconditional

 Thursday 27th February 2025  9.00am

### Key Features

- Council Tax Band: A
- Terraced House
- 2 Double Bedrooms
- Open Views to Front
- Requires Cosmetic Modernisation
- 2 Reception Rooms
- Ideal Buy To Let
- EPC Rating: Awaited

### Terraced House

#### Property Description:

A two bedroom terraced property situated in Asfordby Valley with far reaching views to the front.

The property benefits from gas central heating with a Worcester combi boiler and majority UPVC double glazing but would benefit from some modernisation.

Comprising; two reception rooms, kitchen, rear lobby, shower room, landing two double bedrooms and bathroom. Good size garden to rear and views of green area to the front. Plenty of parking to the front aspect.

Well placed for amenities within Asfordby as well as good road links to Melton Mowbray, Leicester and Nottingham

An ideal family home or excellent buy to let investment.

Offered freehold and with vacant possession.

#### Lounge 3.32m x 3.04m

With open grate fireplace, radiator and window to front.

#### Dining Room 3.32m x 3.06m

Having understairs cupboard, radiator and stairs off

Having under stairs cupboard, radiator and stairs on.

### **Kitchen 3.35m x 2.40m**

With a modern range of base and wall units, inset sink, worksurfaces, integrated oven, hob and hood. Door to rear lobby.

### **Rear Lobby**

With further door to garden.

### **Shower Room**

Comprising low flush w.c. wash hand basin and shower cubicle. Part tiled walls and window to side.

### **Landing**

#### **Bedroom One 3.30m x 3.05m**

With radiator, original Cast Iron fireplace, built in wardrobe and window to front with views over Green area.

#### **Bedroom Two 3.33m x 3.05m**

With radiator, overstairs cupboard and window to rear.

### **Bathroom**

Having panel bath, part tiled walls, cupboard housing a Worcester combi boiler (approx 2 years old) and window to side.

### **Outside**

Good size rear garden with gravelled seating area and the rest mainly being laid to lawn. Shared, side gated access. Ample on street parking to the front of the property.

### **Flood Risk**

Rivers and Seas - No Risk. Surface Water - Medium.

### **Mobile Phone Coverage**

O2 and Vodafone are available in this location.

### **Broadband (estimated speeds)**

Standard - 16 mbps. Superfast - 80 mbps.

### **Satellite and Cable TV Availability**

BT and Sky are available in this location.

### **Draft Sales Details**

These sales details are awaiting vendor approval.

### **Tenure:**

Freehold. Vacant possession upon completion.

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### **Utilities Information**

Heating Supply: Double Glazing, Gas Central

Electric Supply: Mains Supply

Water Supply: Mains Supply

Sewerage Arrangements: Mains Supply

### **Parking Arrangements**

On Street

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## **Auction Details**

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

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 (subject to a minimum of £6,000 inc. VAT).

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.