



102 Boswroth Road, Measham, Derbyshire, DE12 7LQ

HOWKINS &  
HARRISON

102 Bosworth Road,  
Measham,  
Derbyshire, DE12 7LQ

Guide Price: £165,000

OFFERED FOR SALE BY ONLINE AUCTION, this traditional two-bedroom semi-detached home in the village of Measham is offered with vacant possession and would make an ideal investment or first time buyer property. The accommodation briefly comprises a bay fronted living room, separate dining room, fitted kitchen with utility area. To the first floor there are two double bedrooms & family bathroom with shower. Externally there is a wall fore-garden and to the rear is a patio and long lawned area.

### Features

- An ideal investment opportunity or first time property
- Two well-proportioned reception rooms
- Kitchen and utility area
- Two good size bedrooms
- Conservatory
- First floor bathroom
- Private enclosed rear garden
- Great location for commuting and road links
- Offered with no upward chain.
- Walking distance to excellent village amenities



## Location

Measham is a village situated 3 miles southwest of Ashby De La Zouch on the Leicestershire and Derbyshire borders, with an excellent transport network that links the A42 dual carriageway to the M1 motorway corridor and East Midlands conurbations beyond. Birmingham, Nottingham, Derby, and Leicester are all within commuting distance together with Nottingham East Midlands airport and Birmingham International airport. Main line rail links to London are also well catered for.

The name Measham developed from the settlement of the river Mease which suggests that it was founded in the Saxon period during the 20th and 21st Century. Measham has continued to grow with both established local industries and housing. Leicestershire County Council over recent years have renovated the old station building as part of the Ashby Canal restoration project and it is now used as Measham Museum. The village offers a wealth of local facilities including its own leisure centre with a gymnasium and football grounds, a village doctor's surgery, a library and three public houses. There are numerous shops on the High Street including Co-operative and Tesco mini supermarkets. Measham also has two primary schools, and the village comes into the catchment area for Ibstock Community College.



## Accommodation Details

Set back from the road, the property is approached over a block paved pathway and a traditional front door gives access to the ground floor living accommodation. Overlooking the front elevation is a good size bay fronted living room with door leading into a second generously size reception/dining room with staircase rising to the first floor and door into the fitted kitchen which also has a door to outside. To complete there is also a rear lobby/utility area.

From the dining room a single flight staircase gives access onto the first-floor landing where you will find two double bedrooms both with built in storage cupboards and a generous size three piece family bathroom comprising of bath including shower and shower screen, wash hand basin and low level WC.

## Outside

Externally the property has a small garden to the front elevation with pedestrian to side access to the generous size rear garden which is a particular feature of this home.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins and Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax - Band – B

Energy Rating – TBC

## Auction Details

Please visit the Howkins & Harrison website ([howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)), click 'Auctions' in the main heading menu then 'Online Auctions'. To bid; click 'Register' and verify your email address.

Should you be successful in the purchase of this property, the following payments are due upon exchange:

£5000 (incl VAT) is taken from the registered card and is apportioned as follows:

- Auctioneers Buyers Premium - £1,980 (inc VAT)
- Auction Platform Fee - £1,800 (inc VAT)
- £1,220 towards deposit.

The remainder of the 10% deposit of the purchase price is due by 12 noon the next working day.

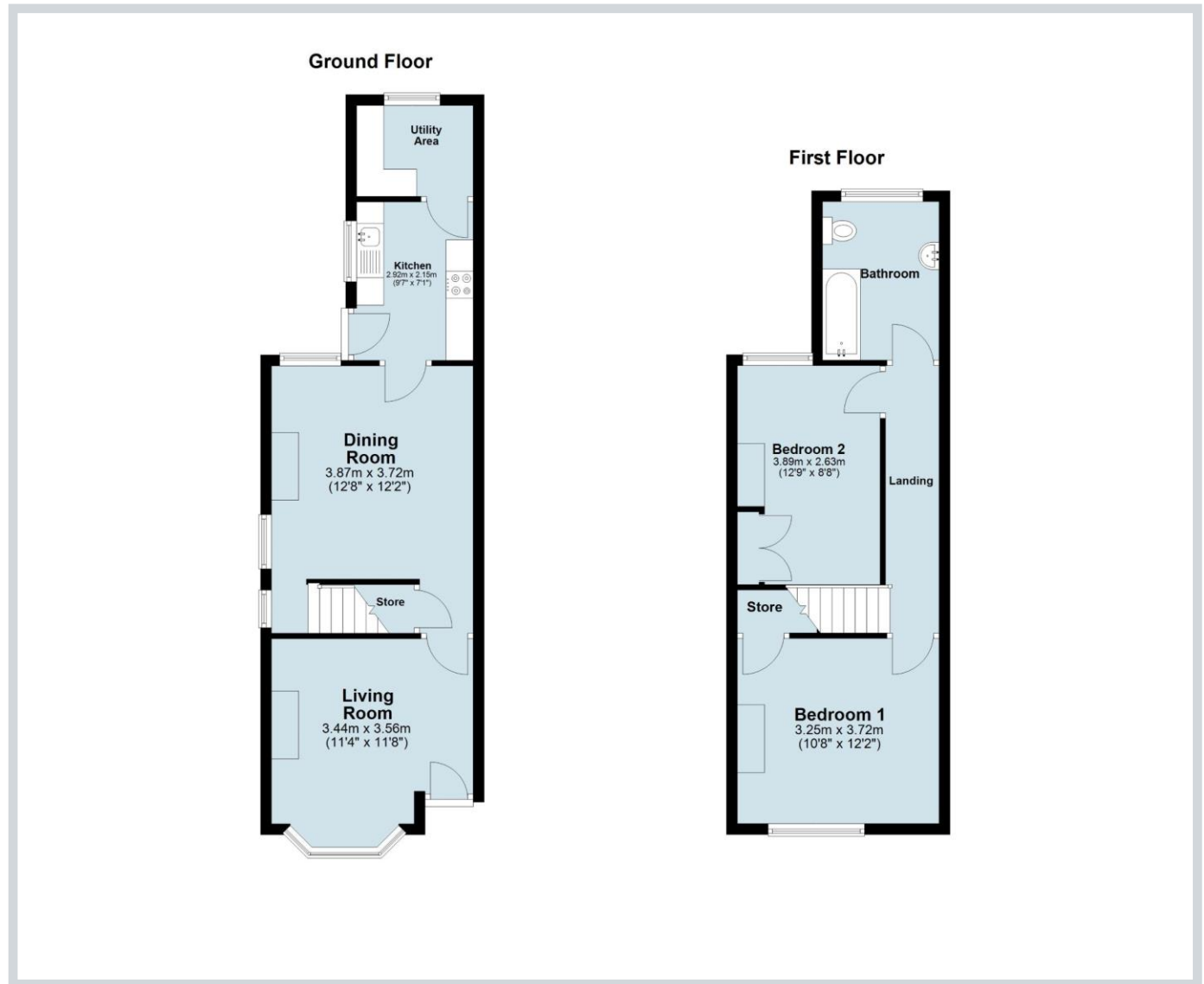
The purchaser is subject to the following payments upon completion:

- Balance of the purchase price
- Search fees to a maximum of £403.00 (inc VAT)
- Administration fee - £480 (inc VAT).

## Howkins & Harrison

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Twitter HowkinsLLP  
Instagram HowkinsLLP



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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