



Cotswold Close,
Loughborough



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STARTING BID £200,000

- FOR SALE BY AUCTION 'SECURE SALE ONLINE'
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- THREE BEDROOM SEMI-DETACHED
- LARGE CORNER PLOT POSITION
- TWO SEPARATE RECEPTION ROOMS
- POTENTIAL FOR ENLARGEMENT
- FREEHOLD
- EPC rating E



A 1950s semi detached property upon a large corner plot, for sale by Auction and Sold via 'Secure Sale online bidding'. Terms & Conditions apply. Starting Bid £200,000.

The property holds huge scope for renovation and enlargement as well as occupying a large corner plot position with potential for development (subject to planning). Likely refurbishment works will include rewiring, replacement of the windows, kitchen, and bathroom, full modernisation to the decoration and floor coverings amongst other improvements of your choice.

The location is superb! Right opposite the university campus, a short stroll into the town centre and a 5-10 minute drive away from the M1 Motorway network at Junction 23.

The interior includes a front porch and hallway, lounge, separate dining room, kitchen with walk-in pantry, first floor landing, three bedrooms, bathroom, and a separate WC.

The wedge shaped plot is adjacent to Skevington Close at the rear, offering potential access into the garden land where development could be considered or alternatively, with such a large plot, the property itself could be extended.

Good to know; the property has central heating powered by a conventional Potterton boiler located in the kitchen (untested). There is a mixture of timber/aluminium and UPVC double glazing. For sale with no chain and via auction method only.

To find the property; Sat nat postcode: LE11 3AN - what3words: ///cheat.drum.bike



Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent Newton Fallowell 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 Newton Fallowell. 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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 £7,200 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 Newton Fallowell 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.

PORCH 2.24m x 0.83m (7'4" x 2'8")

HALLWAY 4.79m x 2.76m (15'8" x 9'1")

LOUNGE 4.35m x 4.01m (14'4" x 13'2")

DINING ROOM 3.86m x 3.49m (12'8" x 11'6")

KITCHEN 3.57m x 2.76m (11'8" x 9'1")

BEDROOM ONE 4.65m x 4.01m (15'4" x 13'2")

BEDROOM TWO 4.01m x 3.56m (13'2" x 11'8")

BEDROOM THREE 2.72m x 2.24m (8'11" x 7'4")

BATHROOM 2.24m x 1.73m (7'4" x 5'8")

SEPARATE W.C. 1.21m x 0.75m (4'0" x 2'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.



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