

CASTLE ESTATES

1982

****AUCTION ** A PAIR OF TERRACE PROPERTIES IN NEED OF A FULL RENOVATION THROUGHOUT SITUATED IN A POPULAR TOWN CENTRE LOCATION**



**16 & 18 THE LAWNS
HINCKLEY LE10 1DY
By Auction £140,000**

- AUCTION PROPERTY
- TOWN CENTRE LOCATION
- A PAIR OF TERRACE PROPERTIES
- OFF ROAD PARKING TO REAR
- VIEWING ESSENTIAL
- LOOKING FOR A PROJECT?



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DESCRIPTION

COUNCIL TAX BAND - TENURE

Hinckley and Bosworth Borough Council - Band A (Number 18) Freehold

SHOP ENTRANCE (LOUNGE)



DINING ROOM

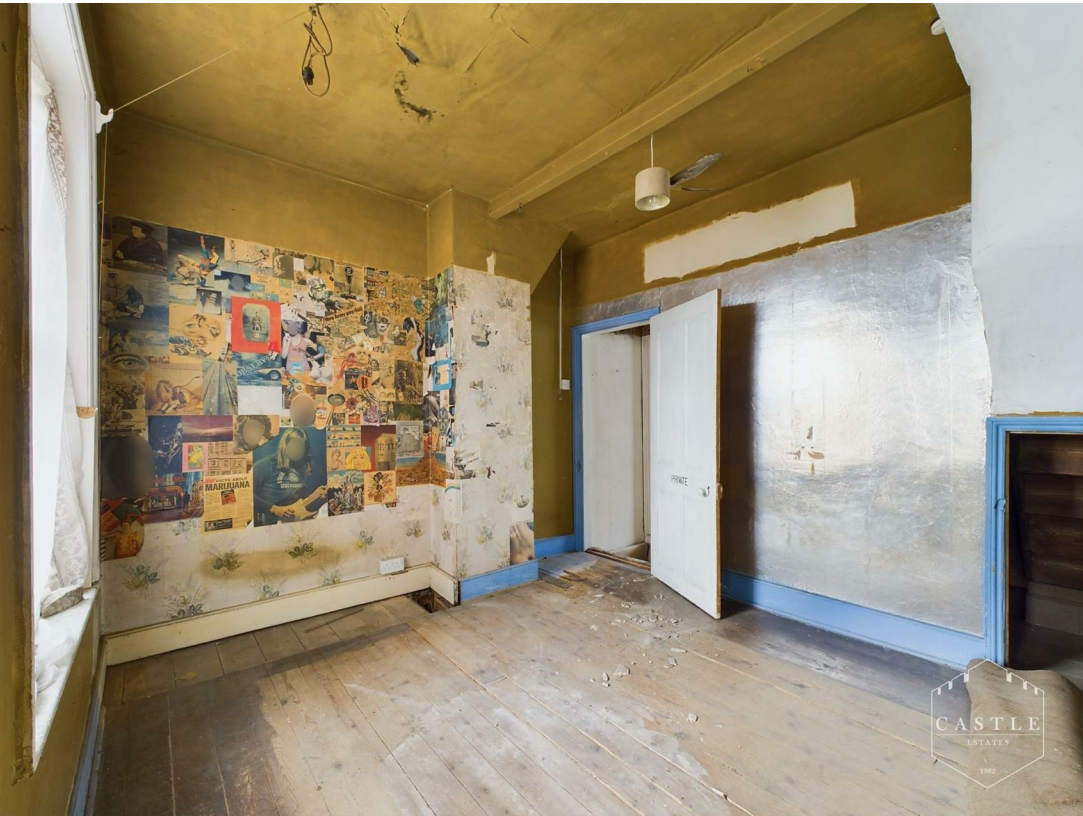


KITCHEN TO REAR

BEDROOM ONE



BEDROOM TWO



BATHROOM



ATTIC ROOM

Access via bedroom one



LOUNGE TO 18 THE LAWNS



DINING ROOM



KITCHEN



BEDROOM ONE



BEDROOM TWO




BATHROOM




OUTSIDE

16 The lawns has a patio area leading to a large storage shed and parking to the rear which can be accessed via gladstone terrace. 18 The Lawns has a patio area, a range of outbuildings and a lawned garden with potential for off road parking to the rear.

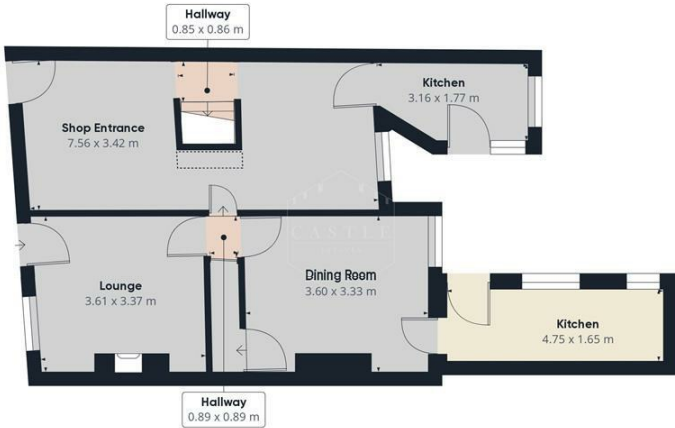


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		10	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

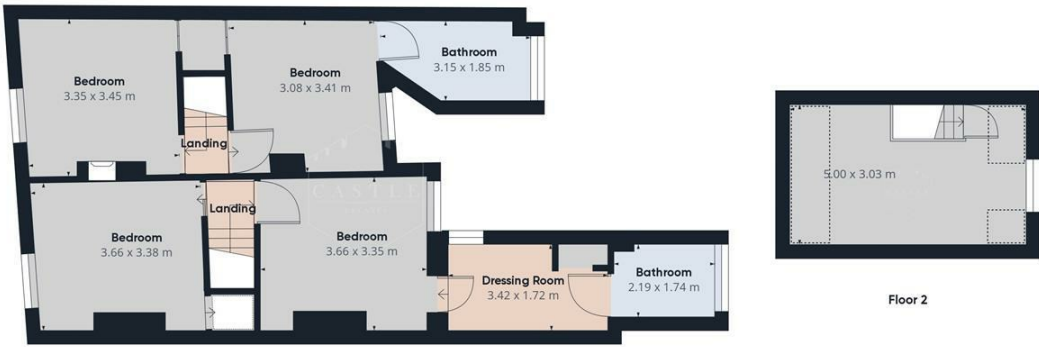
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
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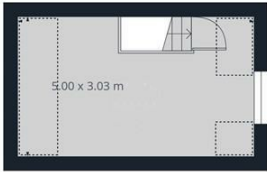
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Floor 0



Floor 1



Floor 2

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
