

# CASTLE ESTATES

1982

**\*\*BY AUCTION\*\* THIS THREE BEDROOMED SEMI-DETACHED PROPERTY STANDS ON A GOOD SIZED PLOT WITH FANTASTIC POTENTIAL. HAVING OFF ROAD PARKING FOR TWO STANDING CARS AND AN IMPRESSIVE SIZED PRIVATE REAR GARDEN. IT IS SITUATED IN A POPULAR BURBAGE LOCATION.**



**12 FLAMVILLE ROAD  
BURBAGE LE10 2DQ  
By Auction £175,000**

- NO CHAIN
- Off Road parking
- Spacious Lounge
- 2 double bedrooms
- Family Bathroom
- Renovation project
- Good sized private rear garden
- Separate Dining Room
- Further good sized bedroom



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

\*NO CHAIN\* A three bedroomed semi detached property with off road parking and good sized private rear garden in a sought after village location!

## 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.

## COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold).

## ENTRANCE HALLWAY

13'1" x 3'3" (4.0 x 1.0)

central heating radiator, staircase to 1st floor landing, under stair storage space.



## SPACIOUS LOUNGE

12'9" x 11'9" (3.9 x 3.6)

bay windows to front, central heating radiator, brick built fireplace.



## SEPERATE DINING ROOM

12'5" x 11'5" (3.8 x 3.5)

aspect overlooking the private rear garden, central heating radiator.



## KITCHEN

17'8" x 6'6" (5.4 x 2.0)

central heating radiator, double glazed sliding doors to access the private rear garden, fitted units including base units and wall cupboards in need of full renovation, combi boiler, drainer sink with chrome taps, space and plumbing for washing machine, windows to side,



## LANDING

### BEDROOM ONE

12'5" x 10'5" (3.8 x 3.2)

unspoilt countryside views, central heating radiator.



## BEDROOM TWO

11'5" x 11'9" (3.5 x 3.6)

windows to front, central heating radiator, feature fireplace.



## BEDROOM THREE

8'6" x 7'6" (2.6 x 2.3)

unspoilt countryside views, central heating radiator, built in storage cupboard.



## FAMILY BATHROOM

6'2" x 5'10" (1.9 x 1.8)

low flush WC, bath with chrome taps and shower over, single pedestal sink with chrome taps, central heating radiator.



## OUTSIDE

A good sized rear garden which is extremely private and not overlooked with well fenced borders. Primarily gravel with landscaped areas for outdoor seating.

There is parking for 2 standing cars on the front driveway, private gated access to the rear garden.

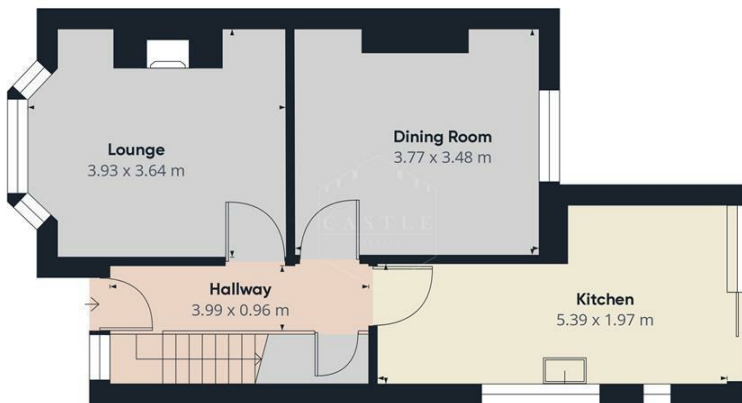
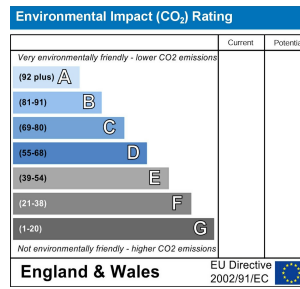
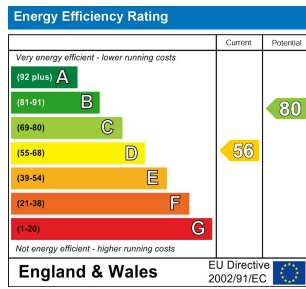


### Energy Efficiency Rating

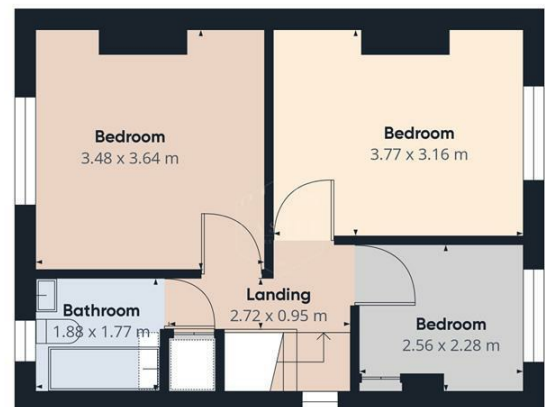
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>56</b>	<b>80</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0



Floor 1

## **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

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