

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE WITH PRIVATE LAWNED REAR GARDEN SITUATED IN A CONVENIENT AND POPULAR RESIDENTIAL LOCATION

****BEING SOLD BY AUCTION****



**9 SANDRINGHAM AVENUE
EARL SHILTON LE9 7HY**

By Auction £210,000

- Entrance Hall
- Sizeable Lounge
- Master Bedroom With Ensuite Bathroom
- Family Shower Room & Separate W.C.
- Large Lawned Rear Garden
- Kitchen Leading To Sun Room
- Separate Snug/Office
- Two Further Good Sized Bedrooms
- Ample Off Road Parking & Integral Garage
- BEING SOLD BY AUCTION - NO CHAIN



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VIEWING

By arrangement through the Agents.

AUCTION TERMS

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).

DESCRIPTION

This extended semi detached property is situated on the outskirts of Earl Shilton, close to local countryside. Earl Shilton town centre is approximately one mile away with its range of shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

The accommodation enjoys entrance hall, kitchen leading to a sun room, good sized lounge and separate snug/office. To the first floor there is master bedroom with ensuite bathroom, two further good sized bedrooms, family shower room and separate w.c. Outside the property stands on a large private plot with ample off road parking, integral garage and a sizeable lawned rear garden. Viewing is essential.

More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

ENTRANCE HALL

having upvc double glazed front door and central heating radiator. Staircase leading to First Floor Landing and built in storage beneath.



KITCHEN

8'1" x 7'4" (2.47m x 2.26m)

having range of base units, drawers and wall cupboards, contrasting wood work surfaces and ceramic tiled splashbacks, range style oven with five ring gas hob and ceramic sink with chrome mixer tap. Opening through to Sun Room.



KITCHEN



SUN ROOM

13'9" x 5'2" (4.21m x 1.60m)

having central heating radiator, storage cupboard, upvc double glazed window to rear and upvc double glazed double doors opening onto rear garden.

LOUNGE

17'10" x 9'3" (5.46m x 2.82m)

having central heating radiator, fireplace with multi fuel log burner and upvc double glazed window to front.



SNUG/OFFICE

9'4" x 8'7" (2.86m x 2.64m)

having wall mounted electric heater, tv aerial point, gas fired boiler for central heating and domestic hot water, upvc double glazed window and upvc double glazed door to rear.



FIRST FLOOR LANDING

having LED lighting and access to the roof space.

BEDROOM ONE

13'0" x 8'8" (3.98m x 2.66m)

having central heating radiator and upvc double glazed window to front.



BEDROOM ONE



ENSUITE BATHROOM

8'8" x 5'3" (2.65m x 1.61m)

having panelled bath with mains fed shower over, low level w.c., wash hand basin, chrome heated towel rail, ceramic tiled walls and upvc double glazed window to rear with obscure glass.



BEDROOM TWO

11'7" x 10'9" (3.55m x 3.29m)

having central heating radiator and upvc double glazed window to front.



BEDROOM THREE

10'8" x 6'4" (3.27m x 1.94m)

having central heating radiator and upvc double glazed window to rear.



SEPARATE W.C.

6'1" x 2'6" (1.86m x 0.78m)

having low level w.c. and upvc double glazed window to rear with obscure glass.



SHOWER ROOM

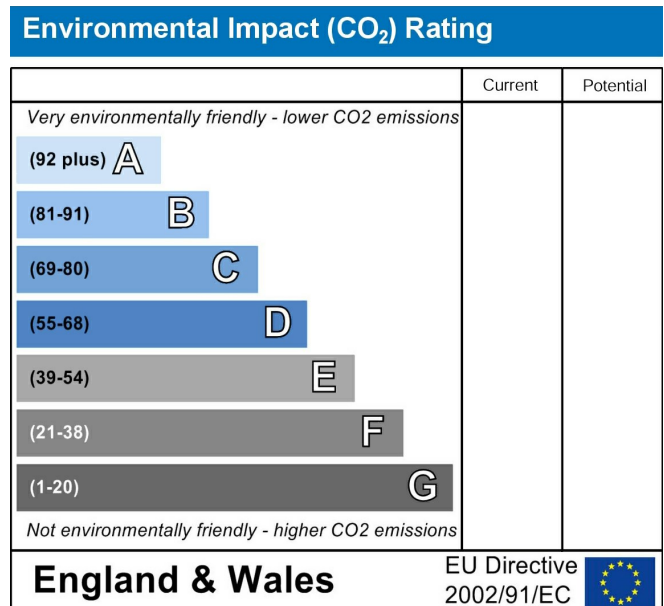
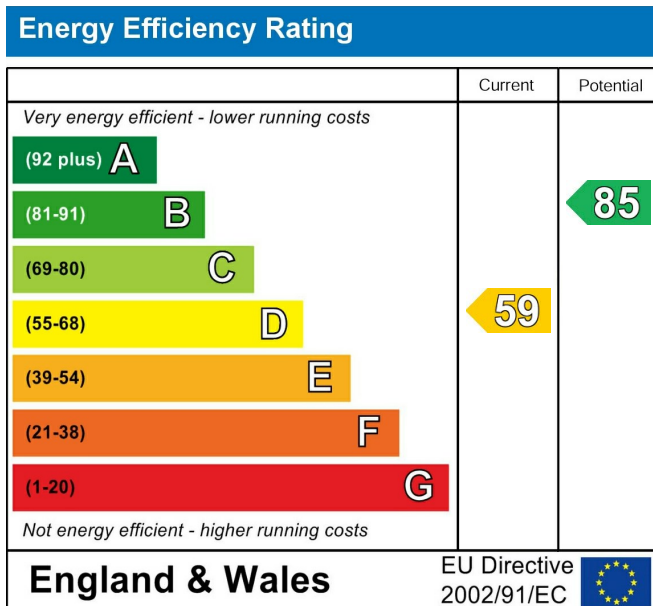
6'2" x 3'9" (1.90m x 1.16m)

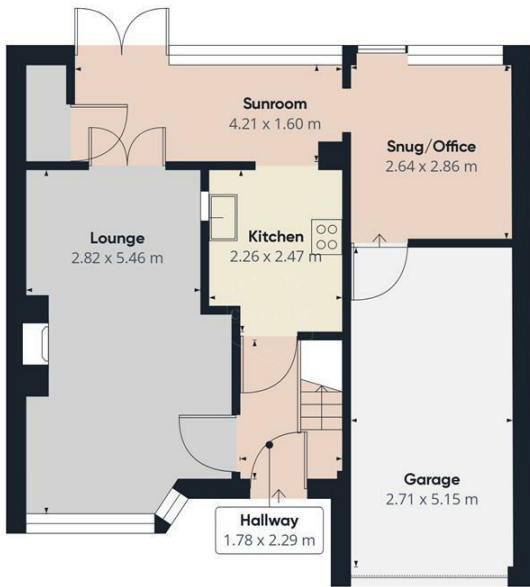
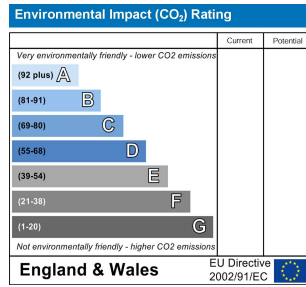
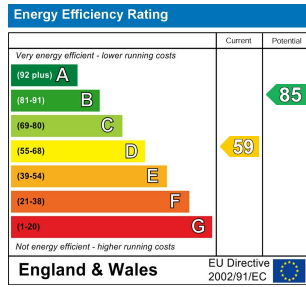
having shower cubicle with mains fed shower over, wash hand basin, central heating radiator and upvc double glazed window to front with obscure glass.



OUTSIDE

There is direct vehicular access over a good sized block paved driveway leading to INTEGRAL GARAGE (5.15m x 2.71m). A fully enclosed and private large lawned rear garden with mature shrubs and fenced boundaries.





Floor 0



Floor 1

Approximate total area⁽¹⁾
96.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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
