

CASTLE ESTATES

1982

*****NO ONWARD CHAIN*** A RECENTLY RENOVATED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED CLOSE TO THE TOWN CENTRE WITH OFF ROAD PARKING**

**** BY AUCTION ONLY ****



**31 BEAUMONT AVENUE
HINCKLEY LE10 0JN**

By Auction £170,000

- OFF ROAD PARKING
- CLOSE TO TOWN CENTRE
- PRIVATE REAR GARDEN
- SALE BY AUCTION
- THREE BEDROOMS
- MODERN KITCHEN
- NO ONWARD CHAIN



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Tenure & Auction Details

This property is FREEHOLD.

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. A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view 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

Hinckley and Bosworth Borough Council - Band B

Lounge

Bay window to the front elevation, tv point, log burner, gas fired central heating radiator, door leading to the kitchen.



L-Shaped Kitchen

L shaped kitchen with a range of wall and base units, built in fridge freezer, range style oven with extractor cooker hood above, UPVC window and door to the rear elevation, inset sink with mixer tap and drainer. Further UPVC window to the side elevation with obscure glass. Under stairs storage cupboard which houses the electric and gas meter.



Sunroom

UPVC conservatory with doors leading onto the rear garden and door leading to a downstairs WC.



Downstairs w/c

Low level WC & wash hand basin.

Landing

UPVC window to the side elevation with obscure glass.



Bedroom 1

UPVC bay window to the front elevation and radiator.



Bedroom2

Window to the rear and radiator



Bedroom 3

Window to the rear and radiator



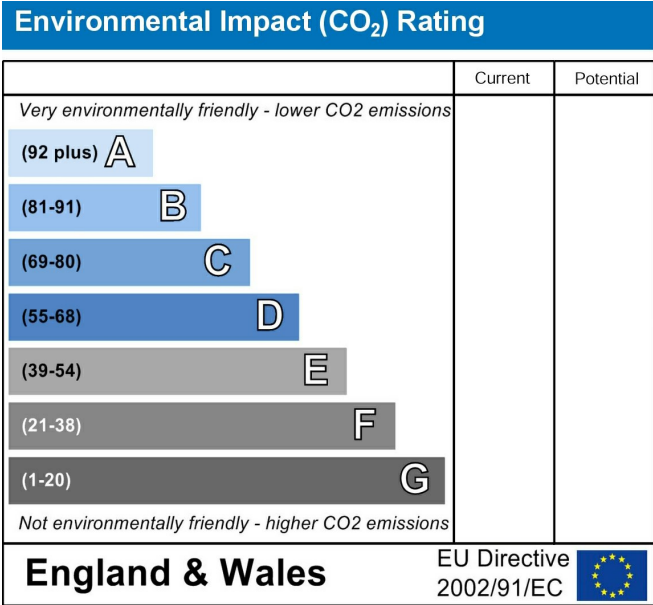
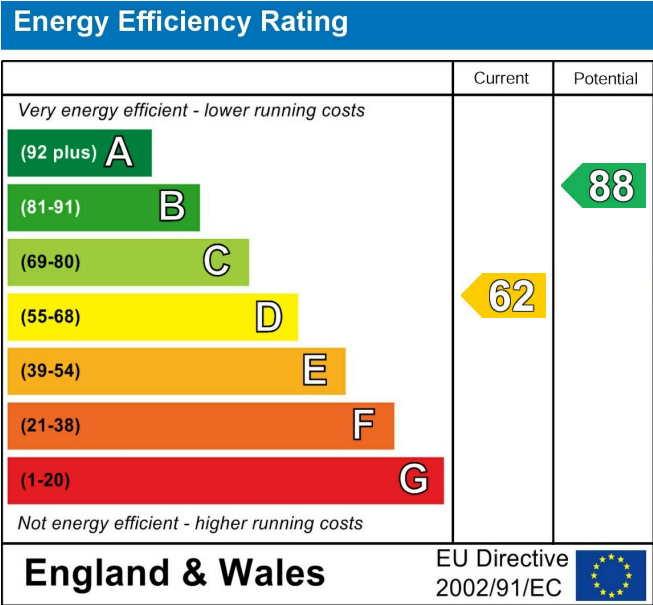
Shower room

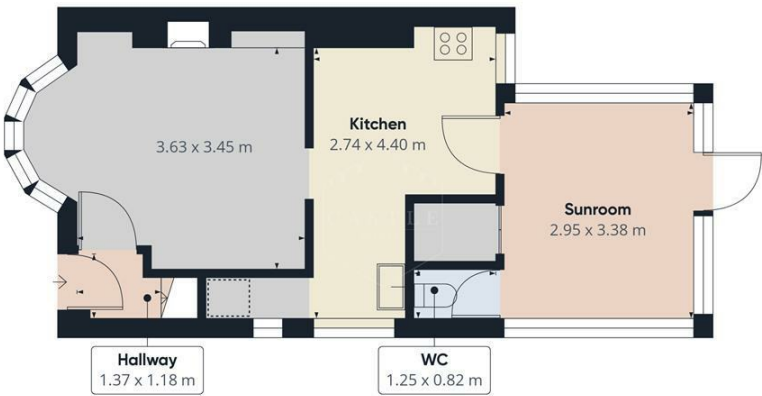
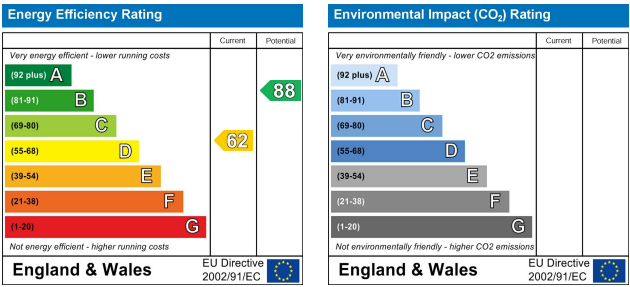
Low level WC, wash hand basin, corner shower cubicle with mains fed shower above, gas fired central heating radiator, window to the side elevation with obscure glass.



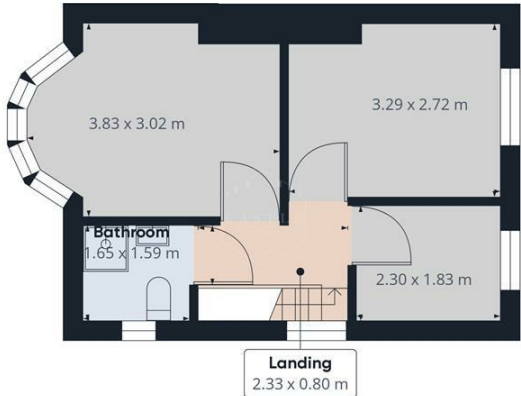
Outside

To the front of the property there is off road parking with gated pedestrian access to the rear garden. To the rear there is a patio area leading to lawned garden and fenced boundaries.





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
