

**Mark
Webster**
estate agents



**Main Street
Higham On The Hill
Auction Guide Price
£195,000**



***** BEAUTIFUL TUCKED AWAY COTTAGE - EXTENDED TO THE SIDE AND REAR - NO UPWARD CHAIN ***.** We are delighted to bring to market this character cottage located in Higham-on-the-Hill and briefly comprising: Kitchen, dining room, lounge, rear lounge, two bedrooms, large bathroom, external utility room and a rear garden.

KITCHEN 9' 10" x 13' 9" maximum (3m x 4.19m)

Double glazed window to rear aspect, limestone tiled floor, single panelled radiator, a range of tall, base and eye level kitchen units, square edge work surfaces, composite style sink, an electric double oven, electric hob, integrated fridge/freezer, integrated dishwasher and door to the rear lounge and a further door to...

DINING ROOM 15' 2" x 11' 6" maximum (4.62m x 3.51m)

(8' 9" x 5' 8" minimum) Window to front aspect, column style radiator, stairs leading off to the first floor landing and open plan to...

LOUNGE 15' 2" x 11' 5" (4.62m x 3.48m)

Window to front aspect, internal window, two column style radiators and a feature brick fireplace with space for a gas effect fire.

REAR LOUNGE 9' 1" x 17' 9" (2.77m x 5.41m)

Two double glazed windows to rear aspect, limestone tiled floor, two column style radiators, small central log burner and a stable door giving access to the rear garden.

FIRST FLOOR LANDING Having windows to rear aspect, single panelled radiator and doors to...**BEDROOM ONE 15' 2" x 12' 1" (4.62m x 3.68m)**

Windows to front and rear aspects, two single panelled radiators and a range of fitted cottage style bedroom furniture.

BEDROOM TWO 8' 10" x 11' 5" (2.69m x 3.48m)

Window to front aspect and a single panelled radiator.

BATHROOM 9' 7" x 7' 10" (2.92m x 2.39m)

Windows to front and rear aspects, wood panelling, tiled floors, double panelled radiator, heated towel rail, pedestal wash basin, low level WC, low level bidet, freestanding roll top bath with shower hose and a glass fronted double shower enclosure with fitted and free hand held shower heads.

EXTERNAL UTILITY ROOM 7'3"x4'8" (2.21mx1.42m)

Having washing machine, tumble dryer & freezer, newly fitted UPVC doors and windows and guest WC facilities

TO THE EXTERIOR The property is accessed via a shared path to the front. The enclosed rear garden is fully paved for low maintenance with a brick wall boarder, brick built outbuilding and side gated access.



FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C. (This information is provided from the Council Tax Valuation List Website).

DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.

AUCTION DETAILS

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type. Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

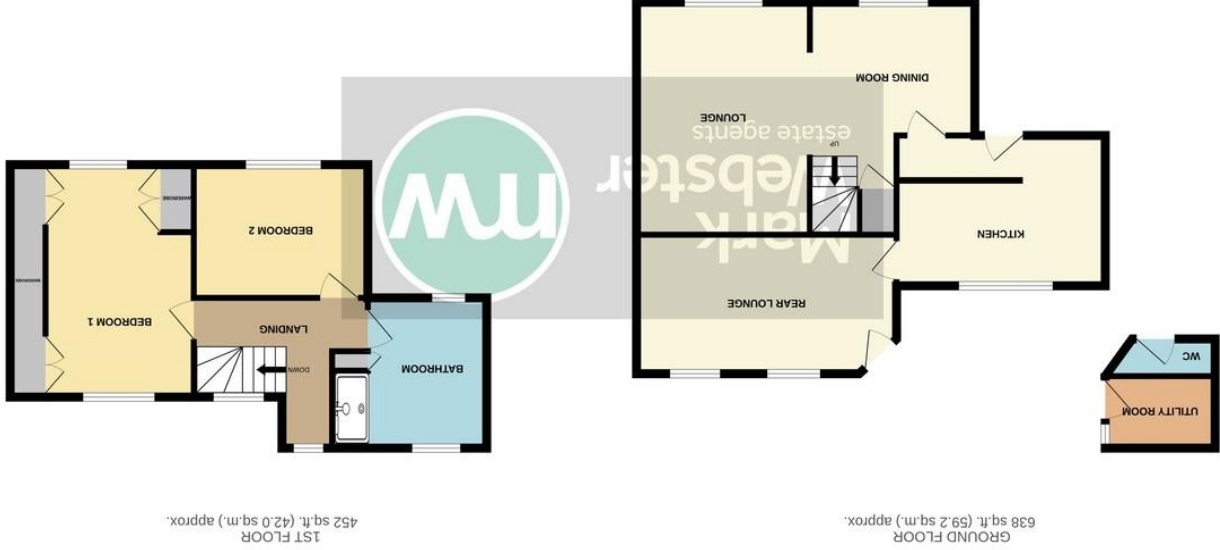


131 Long Street
Atherstone, Warwickshire
CV9 1AD

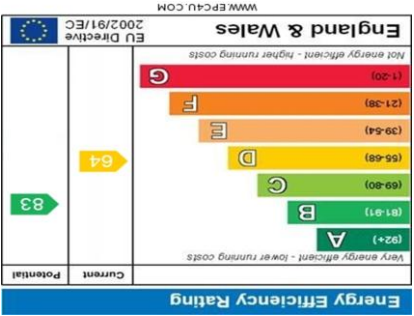
www.markwebsterandco.co.uk
01827 720 777

Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.