



**Church Lane, Lea Marston
B76 0BJ
Guide Price £120,000**

Pointons Estate Agents are pleased to offer for sale by MODERN METHOD AUCTION this ground floor maisonette in the village of Lea Marston. Sitting in a cul-de-sac with great transport links, this property is ideal for the commuter or first time buyer. The property itself briefly comprises of a Communal Entrance, Entrance Hall, Living Room, Kitchen, Bedroom and Wet Room. This UPVC Double Glazed home also has the benefit of well cared for communal gardens to the front and rear. There is also parking to the front. Early viewing is advised to avoid disappointment.



Entrance Hall

Having electric panel heater, power point, recessed storage and doors off which lead:

Kitchen

10'4" x 8'11" (3.14m x 2.73m)

Having stainless steel single drainer sink unit set in a rolled top work surface with fitted units below and space for domestic appliance, matching tall cupboard. Adjacent matching work surface with fitted units above and below. Further rolled top work surface with fitted units below. matching wall units. Tiled splash back to work surfaces, electric cooker point, power points and UPVC double glazed flush window overlooking the rear communal garden.

Living Room

10'5" x 16'2" (3.17m x 4.93m)

Having power points and UPVC double glazed flush window.

Inner Hallway

Having airing cupboard and doors off which lead:

Bedroom

15'0" x 9'2" (4.56m x 2.80m)

Having power points and UPVC double glazed flush window.

Wet Room

5'9" x 9'2" (1.76m x 2.80m)

Having a white suite comprising of a sink unit and low level WC. Fitted shower unit in direct walk through shower area. Tiled splash backs, electric IP rated fan heater and UPVC double glazed frosted flush window.

Outside

Communal gardens to the front and rear, parking to front.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is A payable to NWBC, EPC rating of E

General

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

MODERN METHOD 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.

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

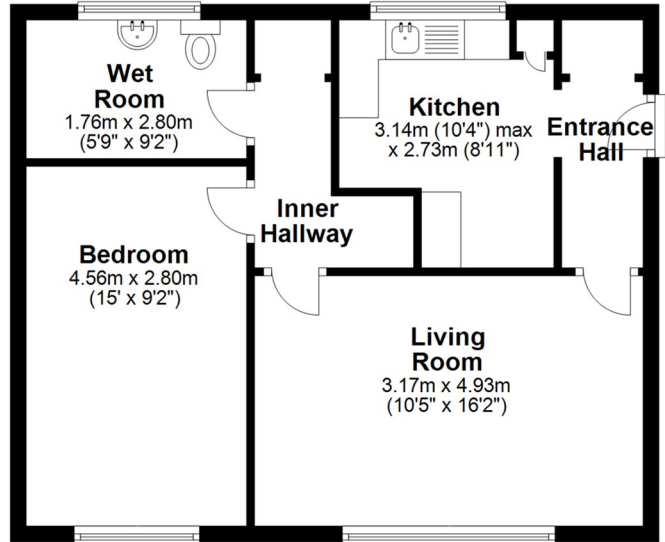
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the

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.

Ground Floor

Approx. 50.2 sq. metres (540.6 sq. feet)



Total area: approx. 50.2 sq. metres (540.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		47	74
		EU Directive 2002/91/EC	

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



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