

Wilfred Place

Ashby-de-la-Zouch, LE65 2GW



Fabulous opportunity to acquire a traditional detached cottage set right in the heart of Ashby, with no upward chain. Excellent potential for improvement plus the benefit of off-road parking and garage. There are two reception rooms, breakfast kitchen and pantry, bathroom and a ground floor wet room.

FOR SALE BY AUCTION
WEDNESDAY 23RD OCTOBER
£169,000

John German 

This is the first time in over 60 years that Park House has been offered to the market and it represents an excellent opportunity for a discerning buyer to acquire a character detached property right in the heart of Ashby, just a stroll from its bustling High Street filled with coffee shops, boutiques, restaurants and bars. Nearby Bath grounds are always pleasant whatever the time of year, and in the summer the sound of willow on leather can be heard here on a Sunday afternoon, a very popular event for a family picnic. All this and more, and of course the historic Ashby-de-la Zouch castle are here for you to enjoy from living in such a central location. The property has potential for improvement and has the rare town centre commodity of a garage and off-road parking.

Accommodation: A uPVC entrance door opens into a tiled reception hallway. Immediately to your left is the sitting room, this room has coving to the ceiling, a pretty tiled open fireplace and two front facing windows. Across the hall is a second reception room which will make an ideal snug or dining room, it has a feature original full height fitted cupboard set to one side of the chimney breast and there is again a feature tiled open fireplace at the focal point. At the end of the hall is the breakfast kitchen, it has space for a range style cooker, double base kitchen cabinets with work surface over with inset sink and there is a large walk in pantry with shelving. Leading off the kitchen is a side entrance uPVC double glazed porch which has a door out to the garden and driveway, and an internal personal door leading into the garage, which has light, power and the convenience of an electric roller entrance door. A second door from the kitchen leads into a covered entry way and it has a wet room style shower with wash hand basin and WC, there is a large store and door leading to the right hand side of the property where steps lead up to a raised feature side garden. Returning inside, stairs lead off the kitchen, taking you upstairs to where there are three good size bedrooms, the principal really is a lovely size room, and the family bathroom which is fitted in white and comprises bath, WC and pedestal wash hand basin.

Outside, double wrought iron gates open to driveway, providing off road parking and access to the garage. To the side of the driveway is a private enclosed garden with mature planting.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA05122023

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band B

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.



Ground Floor



Floor 1

John German

Approximate total area¹⁾

1251.02 ft²
116.22 m²

Reduced headroom

5.12 ft²
0.48 m²

Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

 OnTheMarket

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TRADING STANDARDS UK

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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