

Hillside

Appleby Magna, Swadlincote, DE12 7AB

John
German



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FOR SALE BY AUCTION THURSDAY 27TH NOVEMBER 09:00

Auction Guide Price £135,000

Love it or list it! Extended village bungalow requiring renovation and updating. Offered for sale with no upward chain and full of potential, it has two bedrooms, bathroom, extended breakfast kitchen, lounge, parking, garage and gardens to the rear. Popular location.

A typically English country village where you can embrace all the qualities of village life. The village benefits from a most strategic position lying within 1 mile of junction 11 of the M42, which makes commuting to both Tamworth and Birmingham less than 1 hour and links in perfectly to the M1 with the cities of Leicester, Nottingham and Derby within easy reach. The market towns of Ashby-de-la-Zouch, Market Bosworth, Measham and Burton on Trent are all within close proximity. The village enjoys an excellent local Primary School, Church and the Black Horse Pub; famed for its excellent beers and food. The property sits back behind a lawned fore garden with driveway to the side providing off parking. The entrance door leads you to a central L shaped hallway with electric storage heater and all the living space is arranged around. The lounge itself has electric storage heater and a wide picture window overlooking the front elevation. The bungalow offers two bedrooms; one single bedroom lies to the front and a great sized double bedroom room lies to the rear, again with electric storage heater. The bathroom is finished in white and has a bath with electric shower above, WC, wash hand basin and tiling to the walls. Lastly, the kitchen benefits from being extended to create a dining breakfast area and has a door leading you out to the rear garden. The rear garden is laid to lawn with mature planted borders around and a personal door accesses the side garage which has an up and over entrance door.

Agents notes: The property shows sign of structural movement. Due to the nature of the sale, we are unaware if this is historical or ongoing and would recommend any interested by seek further verification. The property is not registered with the Land Registry and will require a first registration on sale, for which most solicitors will make an additional charge.

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

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Electric storage heaters.

There is no mains gas. (Purchasers are advised to satisfy themselves as to their suitability).

Local Authority/Tax Band: North West Leicestershire District Council / Tax Band C **Our Ref:** JGA/20112024

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.

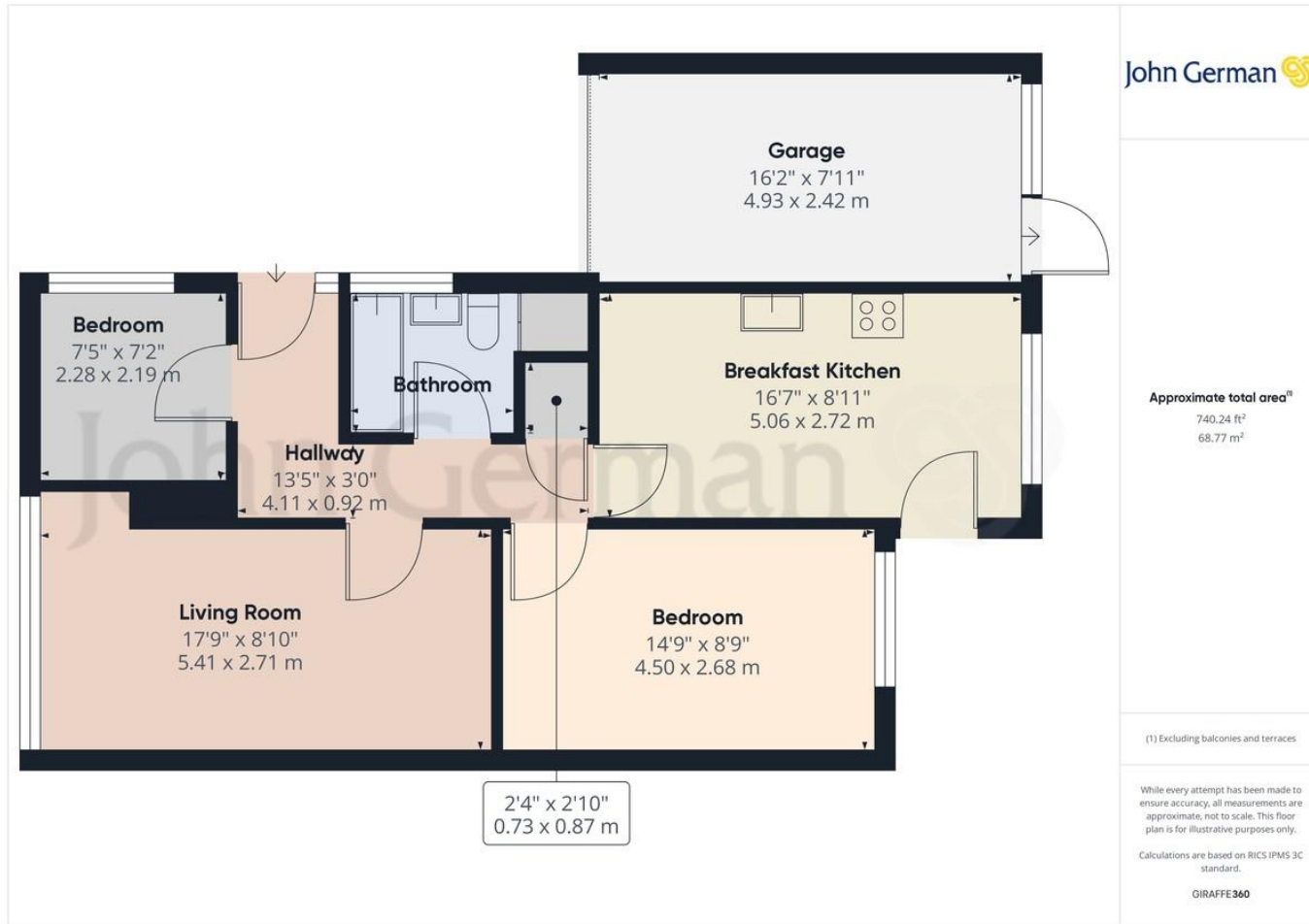
Additional Information: For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

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.







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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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