CASTLE ESTATES

1982

A TWO BEDROOMED SEMI DETACHED PROPERTY IN NEED OF MODERNISATION SITUATED IN A POPULAR VILLAGE LOCATION

**** BEING SOLD BY MODERN AUCTION ****



8 NEWBOLD ROAD
BARLESTONE CV13 0DZ

Offers In The Region Of £135,000

- BEING SOLD BY MODERN AUCTION
- Entrance Hall
- Kitchen
- Two Double Bedrooms
- Lawned Garden To Rear
- IN NEED OF MODERNISATION
- Lounge & Sitting Room
- Ground Floor Bathroom
- Ample Off Road Parking
- Popular Village Location

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** BEING SOLD BY MODERN AUCTION ** This property was originally built as a single private dwelling and was split into two properties approximately 40 years ago.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Freehold).

BEING SOLD BY MODERN AUCTION -

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

Auctioneer Comments
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Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

ENTRANCE HALL

11'10 x 5'11 (3.61m x 1.80m)
having upvc double glazed front door and staircase to First Floor Landing.



LOUNGE

12'11 x 11'3 (3.94m x 3.43m)
having brick fireplace with inset fire, tv aerial point, upvc double glazed front door, upvc double glazed windows to front and side.





SITTING ROOM

13'10 x 11'10 (4.22m x 3.61m)
having tv aerial point and upvc double glazed bay window to front.





KITCHEN

11'9 x 10'10 (3.58m x 3.30m)

having base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge freezer and upvc double glazed window to rear.





REAR LOBBY

having upvc double glazed door to rear.

BATHROOM

9'6 x 5'6 (2.90m x 1.68m)
having panelled bath, pedestal wash hand basin, low level w.c. and upvc double glazed window with obscure glass.



FIRST FLOOR LANDING

11'9 x 5'11 (3.58m x 1.80m)
having access to the roof and upvc double glazed window to side.



BEDROOM ONE

13'11 x 11'11 (4.24m x 3.63m)

having built in storage cupboard, original fireplace and upvc double glazed window to front.





BEDROOM TWO

12'5 x 12'11 (3.78m x 3.94m)
having two upvc double glazed windows to front and upvc double glazed window to side.





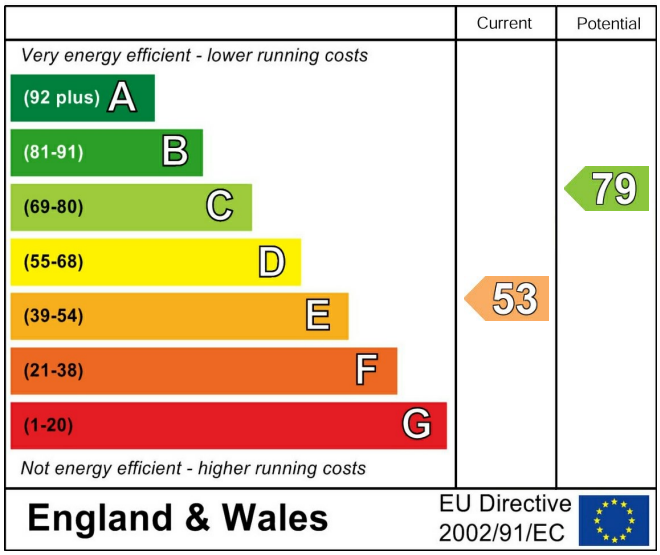
OUTSIDE

There is ample off road parking for several cars to front. Rear shared access for bins. Private lawned rear garden with mature shrubs.

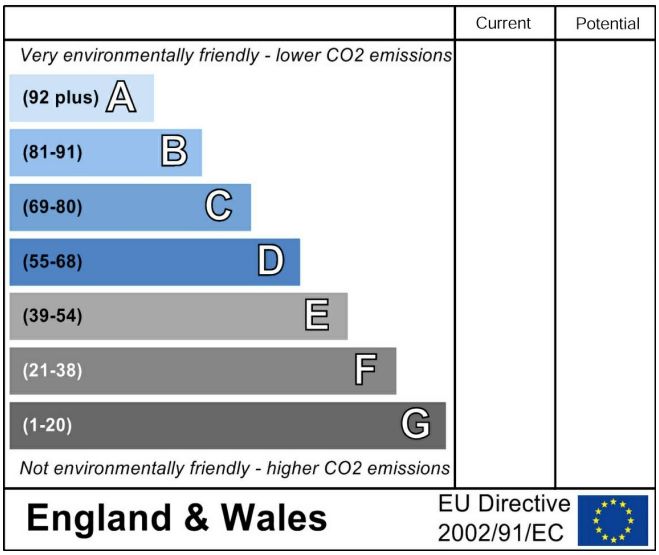


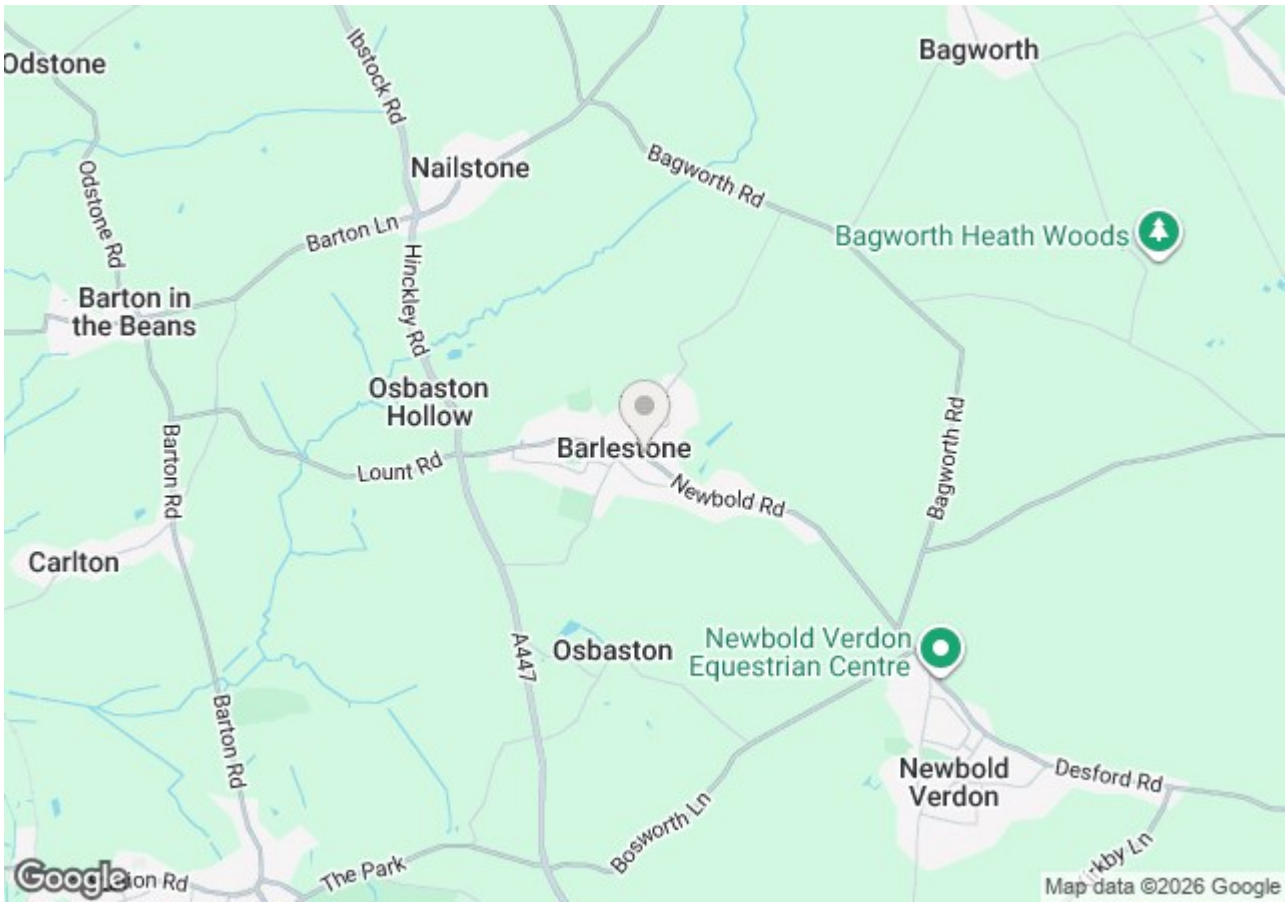


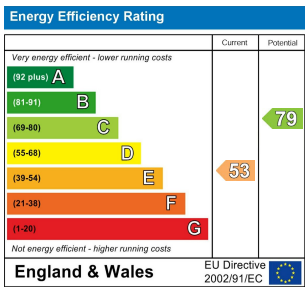
Energy Efficiency Rating

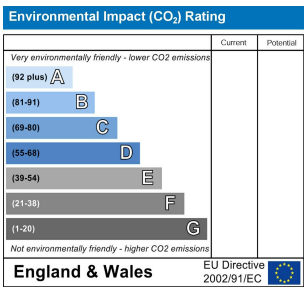


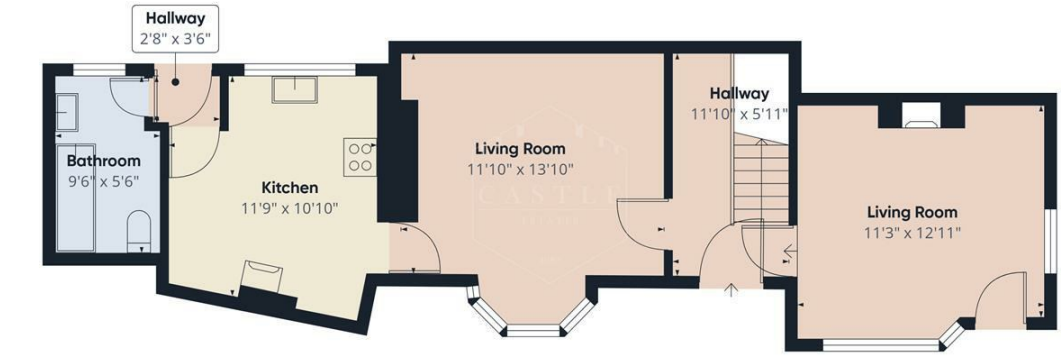
Environmental Impact (CO_2) Rating











Floor 0



Floor 1



Approximate total area(1)

955 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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