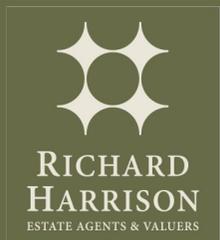




St. Winefride Road | | Shepshed | LE12 9JA

Auction Guide £55,000



St. Winefride Road |
Shepshed | LE12 9JA
Auction Guide £55,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000

Set in a tucked away position, this ground floor Maisonette with its own private garden and entrance has two spacious bedrooms, a large reception room, wet room style shower room and a modern kitchen. There are gardens front and rear of a generous size, summer house and garden store. The property is offered with no upward chain and represents outstanding value for money, with low service/ground rent charges through the local Borough Council as the Freeholder. A lease extension may be possible with the Freeholder - buyers are asked to avail themselves of information regarding this.

- FOR SALE BY AUCTION
- No Chain
- Large Reception Room
- Re-fitted Kitchen
- No Upward Chain
- Ground Floor Maisonette
- Two Bedrooms
- Walk-in Shower Room
- Gardens Front and Rear
- Contact Us To View!

Lounge Diner

A spacious room with laminate timber effect flooring and feature fireplace.

Hallway

Gives access to all rooms and a pantry with shelving.

Kitchen

A re-fitted modern style kitchen with a door to the rear garden.

Bedroom 1

A spacious double bedroom with a window to the front elevation.

Bedroom 2

A good sized double bedroom with a built-in wooden wardrobe housing a boiler fitted in 2023, with a window to the rear elevation.

Shower Room

A three piece walk-in wet room suite with a low level flush W/c, wash hand basin and shower.



"Set in a Tucked
Away Position"



Outside

With gardens front and rear and a small summer house and storage room to the rear.

The Area

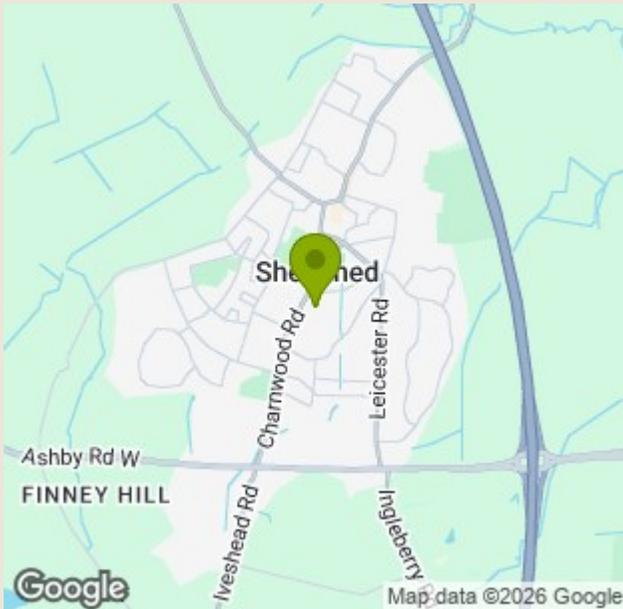
The small town of Shepshed offers a vast range of shops, pubs, cafes and schooling, with many recreational activities and a vibrant village like community. The placement of Shepshed makes it an excellent choice for commuters, with instant access to the M1 and also the A512 towards the A42/M42. There is a recently added Aldi supermarket and McDonalds at the end of the road, making this an ideal area for young families and those wishing to be close to amenities.

Extra Information

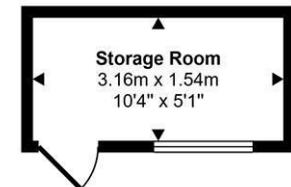
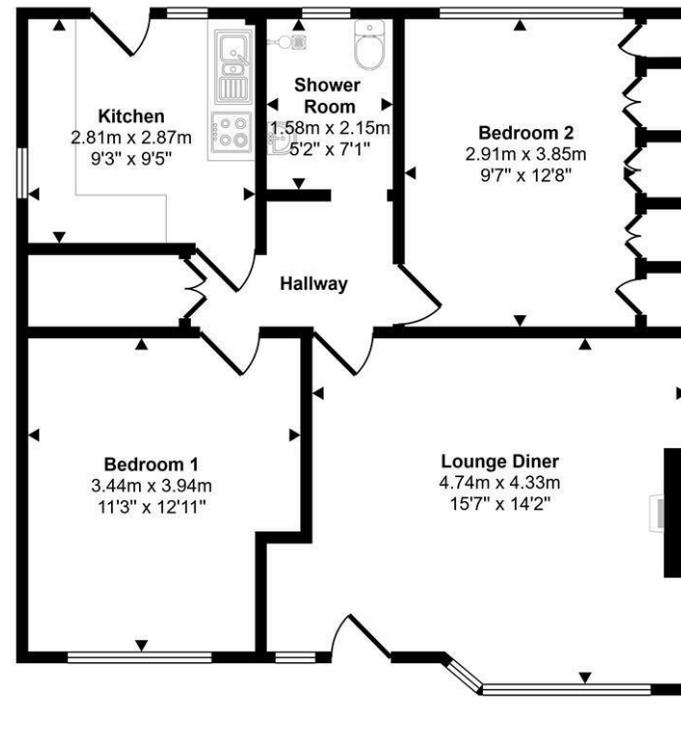
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.

Lease Details

The Vendor informs us the Property is leasehold with approx 81 years remaining, and that the quarterly service/maintenance charge totals approx £141.14pcm, All details should be checked and verified by your conveyancing solicitor before agreeing to purchase.



Approx Gross Internal Area
72 sq m / 776 sq ft



Ground Floor
Approx 67 sq m / 724 sq ft

Outbuilding
Approx 5 sq m / 52 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(5-6) D			
(3-4) E			
(1-2) F			
(1-2) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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