Balmoral Avenue | | Shepshed | LE12 9PX

Auction Guide £145,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £145,000
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

** MARKET VALUE WHEN MODERNISED CIRCA £220,000 ** This property is perfect as a DIY project or investment opportunity, offering spacious accommodation and set in a popular residential area, this semi-detached home is offered with no upward chain. The property offers flexible and versatile accommodation over two floors also accommodating a garage and driveway. There is a good sized hallway, living room, kitchen, dining room, three bedrooms and bathroom with separate w/c. Outside, the property has gardens front and rear, with a driveway leading to a garage. There are numerous shops and amenities nearby. Internal viewing is essential to appreciate the spacious accommodation on offer.

- A Spacious Semi- Detached Home
- Garage and Driveway
- First Floor Bathroom
- Nearby to Amenities
- Immediate 'exchange of contracts' available
- Flexible & Versatile Accommodation
- Three Bedrooms
- Cul-de-Sac Position
- Ideal FTB or Investment
- Being sold via 'Secure Sale'

Entrance Hall
A spacious entrance hall which gives access to-

Living Room
Offering space for living and dining furniture, with window to the front.

Kitchen
With a range of fitted wall and base units, some integrated appliances and window and door to the rear garden.

First Floor Landing
Gives access to-

Bedroom 1
A generously sized bedroom with built in storage and ample space for double bed and bedroom furniture, with window.

Bedroom 2
A larger than average second bedroom with ample space for a bed and bedroom furniture, along with a built in cupboard and a window to the front.

Bedroom 3
With space for a bed and with window to the front.

'An Ideal FTB or Investment'

W/c
Separate from the bathroom, with a low level flush w/c and window to the rear.

Bathroom
With two piece suite comprising bath, wash hand basin and window to the rear.

Outside
Offering a front garden, tarmac driveway and access to a single garage with up and over door. The rear garden is low maintenance with lawn and access from the driveway.

The Area
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 in Shepshed, 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.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.
Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’ and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

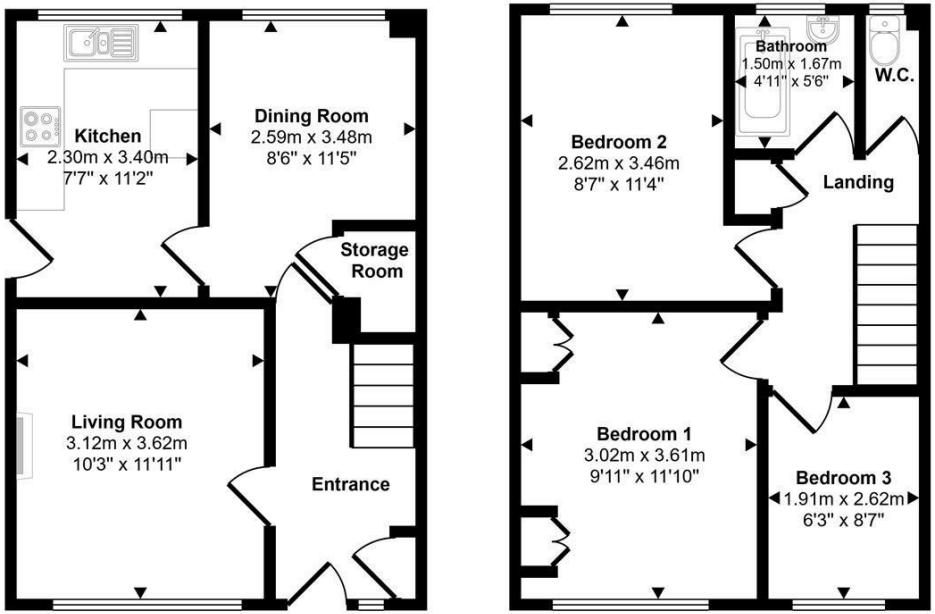
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers’ obligations and sellers’ commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

"A Very Popular Area"

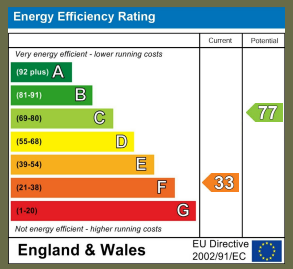
Approx Gross Internal Area
73 sq m / 790 sq ft



Ground Floor
Approx 36 sq m / 389 sq ft

First Floor
Approx 37 sq m / 402 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.



16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk