

Marigold Lane | | Mountsorrel | LE12 7FP

Auction Guide £160,000

RICHARD HARRISON
ESTATE AGENTS & VALUERS

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Auction Guide £160,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000
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.
A spacious mid town house set in a popular location close to numerous amenities. The property offers a generous floorplan with three good sized bedrooms to the first floor and a bathroom. The ground floor offers a living room and dining kitchen with access to the large garden. There is an integral single garage and driveway. No Upward Chain.

- Immediate ‘exchange of contracts’ available
- Questions about Auction? call us!
- Gardens Front & Rear
- Close to Local Amenities
- Ideal FTB or Downsize
- Being sold via ‘Secure Sale’
- Living Room & Dining Kitchen
- Popular Residential Area
- No Upward Chain
- Viewing Recommended

Entrance Hall
With Upvc door to the front, access to the living room.

Living Room
A spacious room with a window to the front and a feature fireplace style surround. There is a staircase rising to the first floor.

Kitchen
With a range of wall and base mounted units and space for appliances. There is a window and door to the rear.

First Floor Landing
Gives access to-

Bedroom 1
A double bedroom with a dormer window to the front.

Bedroom 2
A good size bedroom with window to the rear.

Bedroom 3
With window to the rear.

Bathroom
A three piece suite with a bath and tap fitted shower over, low level flush W/c and wash hand basin.







'Offering Excellent Value for Money'











Outside
To the front of the property, there is a driveway giving access to the single integral garage. The rear of the property has areas of pebble covering and lawn.

The Area
Set within a popular residential development, the property is in a sought after village boasting an ever increasing array of facilities, including shops, pubs and the Michelin starred Johns House Restaurant. The Waitrose superstore is a short distance away, with a café and nearby regular bus routes.

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.

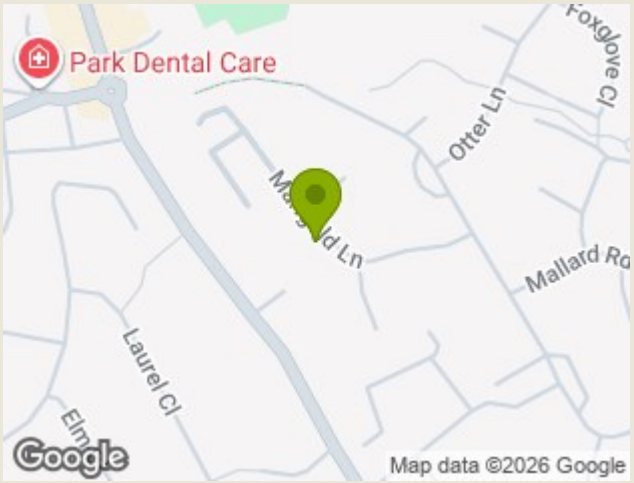
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

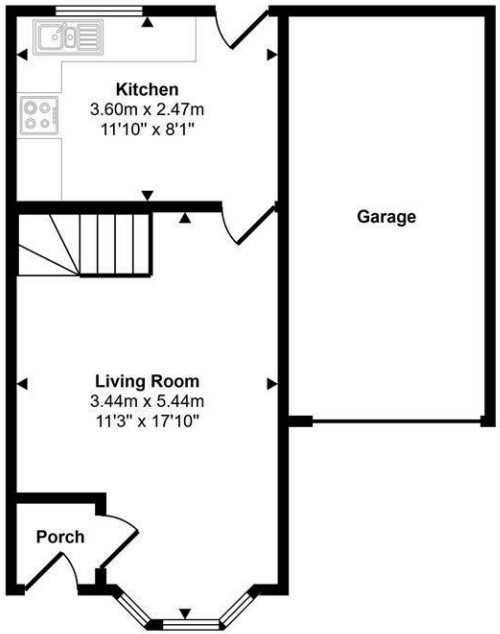
Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be



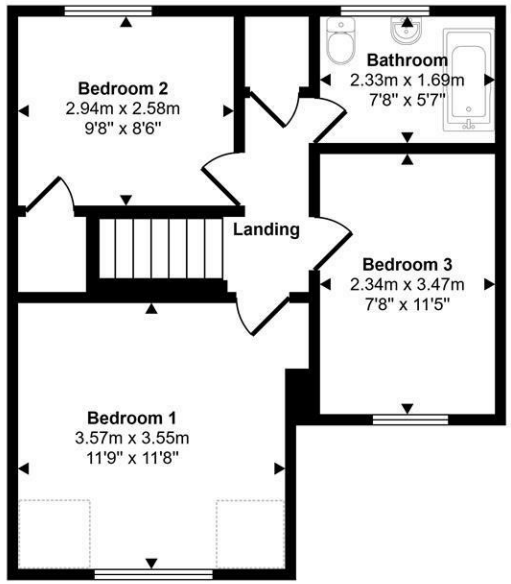




Approx Gross Internal Area
84 sq m / 904 sq ft



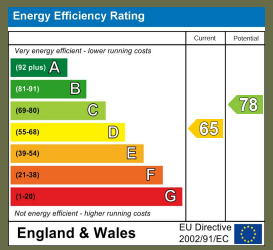
Ground Floor
Approx 42 sq m / 457 sq ft



First Floor
Approx 42 sq m / 447 sq ft

Denotes head height below 1.5m

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.



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