



87 London Road, Coalville, Leicestershire. LE67 3JE

For Sale Via Auction £90,000 Freehold

FOR SALE



PROPERTY DESCRIPTION

FOR SALE VIA AUCTION - 30TH JANUARY 2025 *** GUIDE PRICE £90,000 PLUS FEES***

A large terraced Villa in need of full modernisation and upgrading.

The property is well placed for the Town Centre and London Road Park.

Offering excellent room sizes throughout and retaining some original features such as doors and cornicing.

There is potential for parking to the front and we believe it benefits from vehicle access to the rear off Bakewell Street.

The property could easily be converted to 3 bedrooms and upstairs bathroom by moving the bathroom into the 3rd bedroom/ study and making a corridor to a new 3rd bedroom to the rear.

A great opportunity to create a wonderful family home.

FEATURES

- Terraced Villa
- Requires full modernisation
- 2/3 bedrooms
- Parking to rear
- Hallway and 2 reception rooms
- Large kitchen
- Close to town centre
- Council Tax Band A
- EPC Rating TBC



ROOM DESCRIPTIONS

Hallway

With original tiled floor.

Lounge

4.50m x 3.06m (14' 9" x 10' 0") With radiator, gas fire, original cornice and box bay window to front.

Sitting Room

4.05m x 4.02m (13' 3" x 13' 2") With understairs cupboard, gas fire, window to rear and stairs off.

Dining Kitchen

4.95m x 2.27m (16' 3" x 7' 5") With basic units and sink, two windows to side and door to rear garden.

Landing

Bedroom One

4.05m x 3.72m (13' 3" x 12' 2") With over stairs cupboard, radiator and window to front.

Bedroom Two

3.86m x 2.99m (12' 8" x 9' 10") With window to rear aspect.

Bedroom Three

2.47m x 2.27m (8' 1" x 7' 5") With window to side and door to -

Bathroom

2.40m x 2.27m (7' 10" x 7' 5") With low flush WC, wash hand basin and panel bath. Airing cupboard, radiator and window to rear.

Outside

Garden to front with potential for parking subject to dropped kerb. Rear garden with brick store and vehicle parking with access of Bakewell Street.

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.



ROOM DESCRIPTIONS

Auction Deposit & 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).

Agents Notes

This property is believed to be of standard construction. The property is connected to mains gas, electricity, water and sewerage. Broadband speeds are standard 12mbps, superfast 164mbps and Ultrafast 1000mbps. Mobile signal strengths are strong for EE, Vodafone, O2 and Three.

Legal Information

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide-angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves, Reddington Homes Ltd, will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.

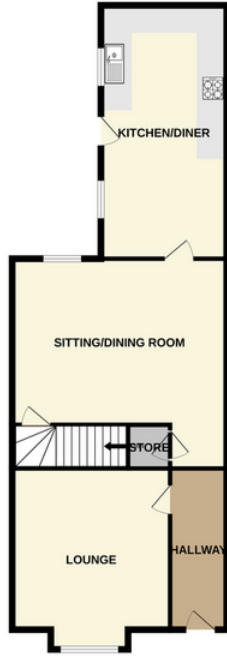






FLOORPLAN

GROUND FLOOR
864 sq.ft. (80.2 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



TOTAL FLOOR AREA: 1716 sq.ft. (159.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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