



6 School Lane, Newbold Coleorton, Coalville, Leicestershire.
LE67 8PF

For sale by auction £125,000

FOR SALE



PROPERTY DESCRIPTION

FOR SALE BY AUCTION - AUCTION DATE 21ST NOVEMBER 2024

Located in the beautiful village of Newbold Coleorton, Reddington Sales and Lettings presents this two-bedroom semi-detached property for sale. It includes a good-sized 1st floor bathroom, entrance hall, ground floor WC, lounge, and breakfast kitchen. It also has an elevated front view and a good-sized side garden with a brick outbuilding. The property features a fitted kitchen with some appliances, LPG central heating, and requires further improvement.

Council Tax Band B. EPC rating F.

Viewing is highly recommended and can be arranged through Reddington Sales and Lettings.

FEATURES

- For sale by Auction - 21st November 2024
- Two Double Bedrooms
- Large Breakfast Kitchen
- Large Square Bay Window
- Gardens at Front, Side & Rear
- Council Tax Band B
- Brick Outbuilding
- Lovely Views to Front
- Ground Floor WC
- Oil Fuelled Central Heating



ROOM DESCRIPTIONS

Entrance Hall

The property is entered via UPVC double glazed door into entrance hall. Carpet, double panel radiator, stairs leading to 1st floor landing, access to ground floor WC, lounge and kitchen, pendant lighting and alarm.

Lounge

3.49m x 5.04m (11' 5" x 16' 6") into square bay
UPVC double glazed square bay window to front, 2 double panel radiators, electric fire, wooden Adam style fire surround with marble insert sat within marble hearth, ceiling & wall lights, carpeted, UPVC double glazed window to rear.

Breakfast Kitchen

3.63m x 2.75m (11' 11" x 9' 0")
With a selection of matching eye-level and base units, in need of some modernisation, drainer sink with mixer taps set over, electric hob with electric integrated oven under extractor fan, bar area, wall mounted boiler, UPVC double glazed windows and door to rear aspect, washing machine, ceramic flooring. Spotlight to ceiling space and plumbing for freestanding fridge freezer.

Ground Floor WC

1.4m x 1.65m (4' 7" x 5' 5")
WC, pedestal basin with tile splashback, UPVC double glazed window to front aspect, radiator.
Agents note the toilet on the ground floor has been drained down due to cracked sanitary wear.

Landing

Landing UPVC double glazed window to side aspect and access to roof space.

Bedroom 1

3.07m x 4.12m (10' 1" x 13' 6")
A spacious double room with views over fields beyond, UPVC double glazed window to front aspect and single panel radiator, carpeted.

Bedroom 2

3.0m x 2.76m (9' 10" x 9' 1")
UPVC double glazed window to rear aspect, single panel radiator, fitted wardrobes, carpeted, pendant lighting.

First Floor Bathroom

First floor bathroom, being a good size as originally was a bedroom. Five piece bathroom suite incorporating separate shower and bidet, low level WC, pedestal wash hand basin, top with splashback and bath with mixer tap set over. Lighting, double panel radiator, UPVC double glazed window to front aspect, carpeted.

Outside

To the front the property is accessed via several steps but benefits from a good sized front garden, being slightly elevated. To the side of the property is the oil tank for the heating and a garden which continues round to the rear, it is a good size plot going to a point. Also benefiting from a brick outbuilding measuring 1.45m x 0.82m, with electric power. A good sized patio area, electric meter, outside tap, timber panelled fencing with gravel boards, timber panel gate.

Agents Notes

This property is believed to be of standard construction. The property is connected to mains electricity, water, sewerage and tank for oil. Broadband speeds are standard 7mbps and superfast 80mbps. Mobile signal strengths are medium



ROOM DESCRIPTIONS

strengths for EE, 02 and Vodafone and low for Three.

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.

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).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

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.

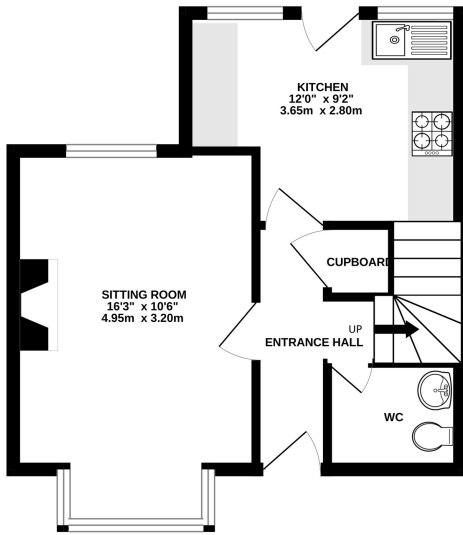




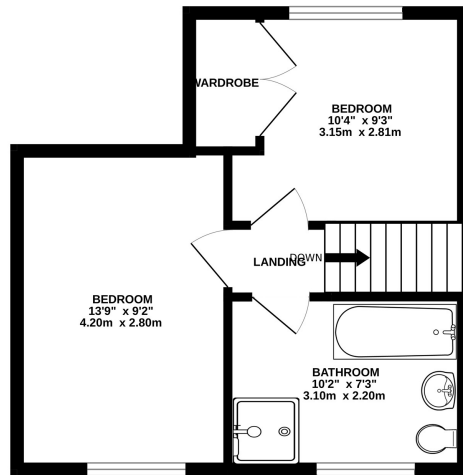


FLOORPLAN & EPC

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	