

2 bed terraced house to buy in

Loughborough Road, Thringstone,
Coalville, Leicestershire, LE67 8LP

£110,000 Starting Bid

x 2 x 1 x 1

Tenure

Freehold

Off Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- Immediate 'exchange of contracts' available
- Two Bedroom Mid Terraced
- Requires Modernisation
- Lounge

Key Information

- Council Tax: Band A
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: Cable
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

This two-bedroom mid-terraced house combines classic charm with inviting, light-filled interiors, making it an ideal choice for first-time buyers, property investors or those seeking a comfortable and versatile home. The property welcomes you with a front garden and traditional brick façade, offering immediate kerb appeal and a sense of community within a row of similar homes. Upon entering through the private entrance, you are greeted by a bright reception room featuring a focal-point fireplace, and built-in shelving for both storage and display. The space is enhanced by a large window, ensuring the room is filled with natural light and warmth.

The generous kitchen is designed for everyday functionality, boasting an integrated oven and hob, ample countertop space, and a practical layout that accommodates additional appliances. Large windows in the kitchen flood the area with daylight, creating a welcoming atmosphere for meal preparation and casual dining. Upstairs, both bedrooms feature large windows and radiator heating, offering comfortable, airy retreats with neutral décor ready for personalisation. Built-in shelving provides extra storage options, making these rooms adaptable for bedrooms, a home office, or a creative space. The bathroom is equipped with a glass-enclosed shower, radiator heating, and accessible features such as handrails, complemented by natural light for a fresh ambience.

The property's outdoor spaces include front garden, with its lush greenery and potted plants, sets a welcoming tone, while the rear of the property offers a private outdoor area with period brickwork - perfect for customising into your own garden sanctuary or patio. The spacious garden at the rear benefits from mature trees that enhance privacy and create a tranquil environment for relaxation, entertaining, or gardening.

The property does require some internal modernisation which is a perfect buy to adapt to your own individual needs.

Additional features include double-glazed windows for energy efficiency, radiator heating throughout for year-round comfort, and a neutral interior palette that easily adapts to your style. The property's traditional features, such as the fireplace and brick exterior, blend seamlessly with modern updates, providing a harmonious living environment. With its flexible living spaces, ample natural light, and inviting outdoor areas, this mid-terraced house is ready to welcome you home and offers abundant potential for personalisation and enjoyment.

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 up to £7,200 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.

Disclaimer:- These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Newton Fallowell has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

Data Protection:- We retain the copyright in all advertising material used to market this Property.

FLOOR PLANS (if shown):- Floor plan is not to scale but meant as a guide only

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Kitchen / diner

4.53m x 2.73m (14'10" x 8'11")

Lounge

4.45m x 3.65m (14'7" x 11'11")

Bedroom 1

5.52m x 3.06m (18'1" x 10'0")

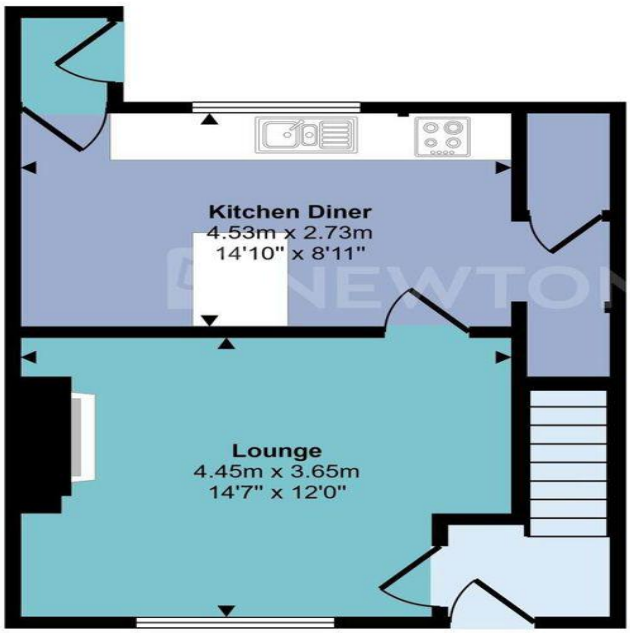
Bedroom 2

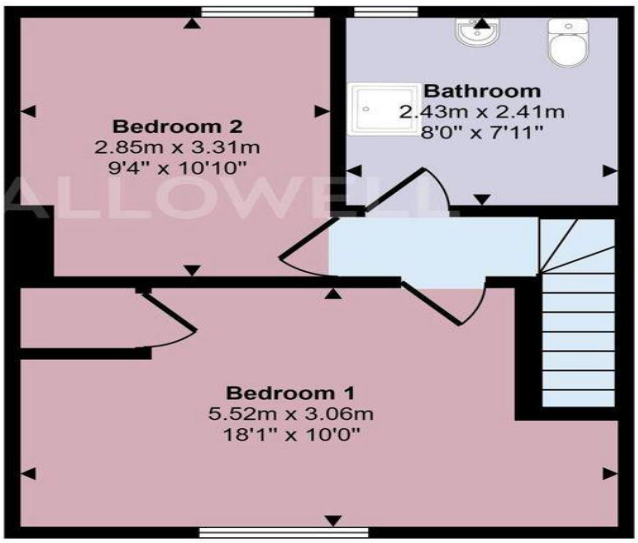
3.31m x 2.85m (10'10" x 9'4")

Bathroom

2.43m x 2.41m (7'11" x 7'10")

Approx Gross Internal Area
72 sq m / 773 sq ft





Ground Floor
Approx 36 sq m / 390 sq ft

First Floor
Approx 36 sq m / 383 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.

Loughborough Road, Thringstone, Coalville, Leicestershire, LE67 8LP

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.