



## 2 bed terraced house to buy in

Rosebery Avenue, Melton Mowbray,  
Leicestershire, LE13 1BL

**£120,000** Starting Bid

H x 2   D x 1   B x 2

Tenure

**Freehold**

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ 2 DOUBLE BEDROOM  
MID-TERRACE HOME
- ✓ CENTRAL TOWN LOCATION
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ 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 WITH ONLINE BIDDING. TERMS & CONDITIONS APPLY.

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.

This is a 2 double bedroom mid-terrace home in a central location of Melton Mowbray. Available as a chain free purchase, the property consists of a dining room, lounge, kitchen, 2 double bedrooms, family bathroom, gas central heating and UPVC double glazed windows. Please call to arrange your viewing!

### AUCTIONEERS ADDITIONAL COMMENTS - PART 1

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.

### AUCTIONEERS ADDITIONAL COMMENTS - PART 2

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.

#### AUCTIONEERS ADDITIONAL COMMENTS - PART 3

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 - PART 4

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 £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

Agent's note. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. The services, systems and appliances shown in these particulars have not been tested and have no guarantee as to their operability or efficiency. All measurements are approximate and are for general guidance purpose only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Roofing type: Slate 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

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## DINING ROOM

3.45m x 3.43m (11'3" x 11'3")

Consists of laminate flooring, radiator, feature fireplace and UPVC double glazed windows.

---

## LOUNGE

4.58m x 3.43m (15'0" x 11'3")

The lounge has laminate flooring, gas fire place with feature surround, TV connectivity, radiator, UPVC double glazed window and carpet staircase leading to first floor.

---

## KITCHEN

3.03m x 2.01m (9'11" x 6'7")

This is consists of wall and base units with rollover worktop, stainless steel sink and drainer with mixer tap, tiled splashbacks, space for gas cooker appliance, space for an upright fridge/freezer, space and plumbing for a washing machine plus UPVC double glazed window and door out to the rear garden.

---

## BATHROOM

3.03m x 2.01m (9'11" x 6'7")

This includes panel bath with shower over, wash hand basin, low level flush WC, airing cupboard, tiled flooring, radiator, shaver point and obscure UPVC double glazed window.

---

## BEDROOM ONE

3.45m x 3.43m (11'3" x 11'3")

The primary bedroom has carpet flooring, radiator, over-stair storage and UPVC double glazed window.

---

## BEDROOM TWO

3.60m x 2.57m (11'9" x 8'5")

The second double bedroom has laminate flooring, over-stair storage, radiator and UPVC double glazed window.

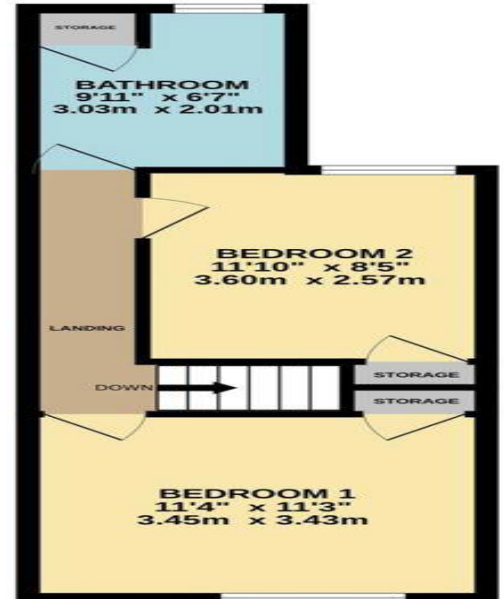
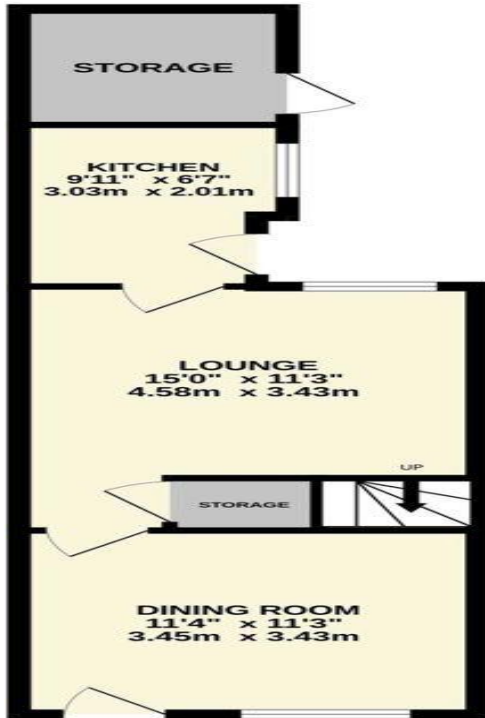
---

## OUTSIDE - REAR

To the rear, there is a low maintenance garden with walled and fenced boundaries, side gate, cold water tap and access into an external store.

GROUND FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR  
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 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.  
Made with Metropix ©2025



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 79        |
| (55-68) <b>D</b>                            | 69                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

Rosebery Avenue, Melton Mowbray, Leicestershire, LE13 1BL

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

