

3 bed semi-detached house to buy in LE15

Sherrard Close, Whissendine, Oakham, Rutland, LE15 7HE

£145,000 Starting Bid

x 3 x 1 x 1

Tenure

Freehold

On Street parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Semi-Detached Whissendine Home Ideal for First-Time Buyers
- Excellent Opportunity to Modernise and Increase Value
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
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- Flexible viewing slots
- Accompanied viewings

Description

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

Set within a quiet residential close, this well-proportioned semi-detached home represents an ideal opportunity for first-time buyers or young families seeking a property they can truly make their own. Well placed for access to highly regarded local schools, as well as the nearby market towns of Melton Mowbray and Oakham, the home offers excellent potential for modernisation and future value enhancement.

The ground floor layout features a welcoming entrance hall with a useful WC, leading through to a generous kitchen/breakfast room with inbuilt electric oven, plumbing for a washing machine and ample space for dining and day-to-day family living. From here, the accommodation flows into a large living room, positioned at the rear of the house with direct access to the garden and plenty of space for relaxed seating and entertaining.

Upstairs, the property provides three well-proportioned bedrooms, including two good doubles and a single, along with a separate office/storage room, offering the flexibility for a home working space or additional storage capacity. A family bathroom completes the first-floor accommodation. The loft is partially boarded and has a loft ladder fitted to the loft hatch, providing convenient access for storage. The property benefits from gas central heating, with the boiler practically located in the airing cupboard on the landing.

Externally, the property features a compact, fully enclosed courtyard garden, providing a private outdoor space requiring minimum maintenance—perfect for those with busy lifestyles.

With generous internal space, a practical layout, and fantastic scope for redecoration and modernisation, this Whissendine property presents an exciting opportunity to create a stylish and comfortable home in a sought-after village setting.

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 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.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Semi-detached house

Parking: On Street

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: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

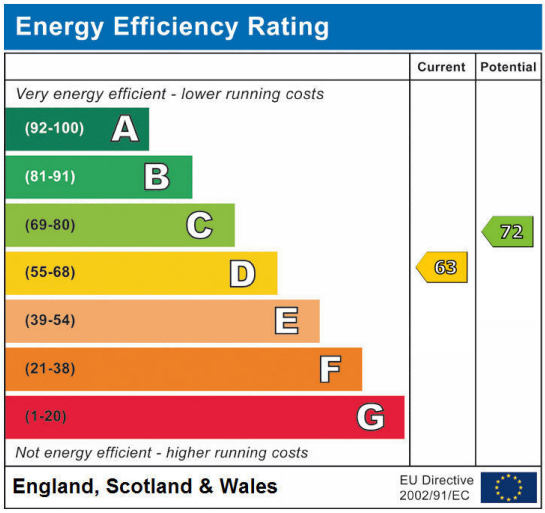
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Sherrard Close, Whissendine, Oakham, Rutland, LE15 7HE

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

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