

2 bed terraced house to buy in

Wilton Place, Melton Mowbray,
Leicestershire, LE13 0UN

£110,000 Starting Bid

x 2 x 1

Tenure

Freehold

On Street parking

Property features

- Immediate 'Exchange of Contracts' Available
- Traditional Bay Fronted Palisaded Terraced Residence
- Hall, Lounge & Dining Kitchen
- Yard Style Rear Garden
- EPC Rating D

Key Information

- Council Tax: Band A
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- 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. Starting Bid £115,000.

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.

A traditional bay fronted terraced lying in town centre position. The property is believed to have formerly been part of Egerton Lodge staff quarters. Egerton Lodge was used as a base for hunting and socialising for the Wilton family during 18th century. The property comprises entrance hall, lounge with bay window and kitchen. On the first floor the landing leads to two double bedrooms and a generous sized bathroom. Outside is a forecourt front garden and a rear yard style garden with screen fencing. There is on street parking to the front and first-come-first-served basis.

Location

Melton Mowbray is a thriving market town offering excellent local shopping and schooling facilities with the added benefit of being within easy commuting distance of the centres of Leicester, Nottingham, Loughborough, Grantham, Oakham and Stamford. Superb private schooling is available at nearby Oakham in addition to Ratcliffe College and Leicester Grammar School. The town is situated on the Leicester/Peterborough/Stansted railway with an excellent intercity service to London available from both Grantham and Leicester (approximately 1 hour).

Entrance Hallway

Having a leaded light half glazed uPVC front door, radiator, recessed storage under stairwell giving access to a small cellar.

Lounge

With multi-paned uPVC bay window to front, ornate coved ceilings and double radiator.

Dining Kitchen

Having a range of base and wall units, single sink and drainer unit, worktops, tiled splashbacks, plumbing for washing machine, cooker with extractor over, wall mounted gas fired boiler, space for fridge/freezer, radiator, half glazed back door and uPVC double glazed window to rear.

First Floor Landing

Having access to loft space and doors into:

Bedroom One

With multi-paned uPVC bay window to front and double fronted wardrobe with store cupboard over.

Bedroom Two

With radiator and a single glazed wooden window to the rear.

Bathroom

With a white suite comprising panelled bath, mixer taps and telephone shower, pedestal wash hand basin, low level WC, airing cupboard with storage, radiator, two double fronted store cupboards and obscure glass single glazed window to the rear.

Outside

Forecourt garden to the front of the property and to the rear is a rear yard style garden with screen fencing.

Services & Miscellaneous

It is our understanding that the property is connected to mains gas, water, electricity and drainage. Gas central heating. To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

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. 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: A

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced 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

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

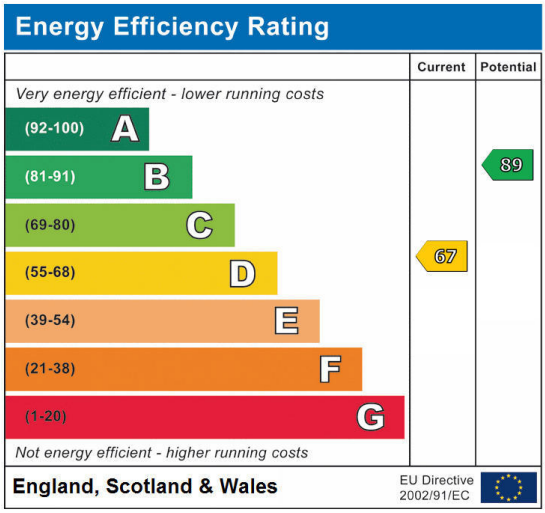
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good





Wilton Place, Melton Mowbray, Leicestershire, LE13 0UN

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.