

Schofield Road  
Loughborough, LE11 4QJ



Offering fantastic scope for modernisation and located within easy reach of Loughborough University as well as town amenities, the property is offered to market with no upward chain.

**FOR SALE BY AUCTION ON 29<sup>TH</sup> JUNE**  
**BLOCK VIEWING BY APPOINTMENT ONLY**  
**FRIDAY 23RD JUNE 14:00-16:00**

Auction guide price £135,000

John German

Offered to market with no upward chain, this traditional property boasts plenty of characterful features and is within walking distance of Loughborough University, whilst also offering easy access to the town amenities and M1, with East Midlands Airport under 8 miles away.

Set back from the road with a lawned front garden, the neighbouring properties demonstrate the potential to instate off road parking (subject to the relevant permissions).

With a side entrance door into the hallway, stairs rise to the first floor with doors leading off to the lounge and kitchen/diner.

The lounge is well proportioned with window to the front aspect and two radiators. The kitchen/diner features an under stairs storage cupboard as well as a pantry, window looking out over the garden, characterful quarry tiled floor and access through to a generous utility, having appliance space with plumbing for a washing machine and access out to the rear garden.

Upstairs, the landing has a useful storage cupboard, with characterful original doors giving access to the three bedrooms, shower room and WC.

The bedrooms are well proportioned, with two good sized doubles and a single. All three have the benefit of built-in storage with bedroom two featuring dual aspect windows to side and rear aspect.

The refitted shower room is part tiled, with an enclosed shower cubicle and hand wash basin, with the WC in the adjacent room.

Outside, there is a brick built outbuilding offering storage space, with the garden laid predominantly to lawn. Gated access leads round to the front of the property.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.charnwood.gov.uk](http://www.charnwood.gov.uk)

**Our Ref:** JGA/22122022

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band B

#### Auction Details:

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions' Buyers Terms.

#### Auction Deposit and Fees:

The following deposits and non-refundable auctioneer's fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyer's Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyer's Fee does not contribute to the purchase price and will be considered as part of the chargeable consideration for the property in the calculation of stamp duty liability.

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.

#### 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.











Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



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**Agents' Notes**  
 These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

**Referral Fees**  
**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.  
**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.  
**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk Sales and Lettings Agent**