

Charnwood Avenue

Sutton Bonington, Loughborough, LE12 5NA



FOR SALE POST AUCTION

Presenting excellent scope for modernisation and improvement and located in a sought after village, the property boasts off road parking as well as a large detached garage, open plan lounge/diner and two double bedrooms.

Auction Guide Price £175,000

John German 

Located in the highly desirable village of Sutton Bonington, this property presents an excellent opportunity to modernise and improve, formerly being three bedrooms with the current layout having two, and a spacious landing ideal for home working.

There is ample off road parking to the front and side, with the detached bespoke built garage having electric points and an inspection pit, as well as an electric roller door to the front.

The property itself has been partially remodelled, with the open plan lounge providing an impressive reception space with the inset fireplace providing a focal point. Double doors open to the conservatory, which gives views out over the rear garden.

The kitchen/diner requires upgrading, having windows to three aspects and currently hosting base level storage units and work surface.

The rear lobby has a door to the side of the property, as well as to the downstairs WC with hand wash basin.

To the first floor, there are two double bedrooms as well as a family bathroom. The property was previously a three bedroom, with the third having been opened up to the landing to create an open plan study space – ideal for home working.

The bedrooms are serviced by the family bathroom, with a bath, WC and sink.

Externally, the rear garden comprises a patio and lawned area, which wraps around to the rear of the garage.

Note: it is understood that although gas is connected to the property, there is currently no functional boiler/heating system.

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21122023

Local Authority/Tax Band: Rushcliffe Borough Council / Tax Band C

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. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)

- Buyers 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 Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

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 (and any applicable Home Report for residential Scottish properties).

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		
69-80	C		
55-68	D		
39-54	E		
21-38	F		36 F
1-20	G	6 G	



John German
75 Main Street, East Leake, Loughborough,
Leicestershire, LE12 6PS

01509 856006
eastleake@johngerman.co.uk

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