

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE IN NEED OF SOME MODERNISATION SITUATED IN A POPULAR RESIDENTIAL LOCATION

**** BEING SOLD BY MODERN AUCTION ****



**9 HAMILTON CLOSE
HINCKLEY LE10 0TS**

By Auction £175,000

- BEING SOLD BY MODERN AUCTION
- Subject to Reserve Price & Reservation Fee
- Ground Floor Study
- Spacious Lounge/Dining Room
- Kitchen
- Ground Floor Shower Room
- Three First Floor Bedrooms
- First Floor Family Bathroom
- Off Road Parking
- Gardens To Front & Rear



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www.castles-online.co.uk



**** BEING SOLD BY MODERN AUCTION **** A spacious semi detached family residence situated in a popular residential location, ideal for all local shops, schools and amenities.

The accommodation consists entrance hall, ground floor study, lounge/dining room, kitchen and ground floor shower room. To the first floor there are three good sized bedrooms and a family bathroom. Outside the property enjoys off road parking, gardens front and rear.

AUCTION TERMS AND CONDITIONS

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £190,000 + Reservation Fee

The full paragraph below should be inserted into the end of your advert.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangement

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

COUNCIL TAX BAND, TENURE & AUCTION DETAILS

Hinckley and Bosworth Borough Council - Band C (Freehold).

HALL

15'10" x 5'4" (4.85m x 1.64m)

having upvc double glazed front door and side window with obscure glass, central heating radiator and wood effect flooring. Staircase to First Floor Landing with under stairs storage cupboard.

STUDY

7'8" x 5'2" (2.36m x 1.59m)

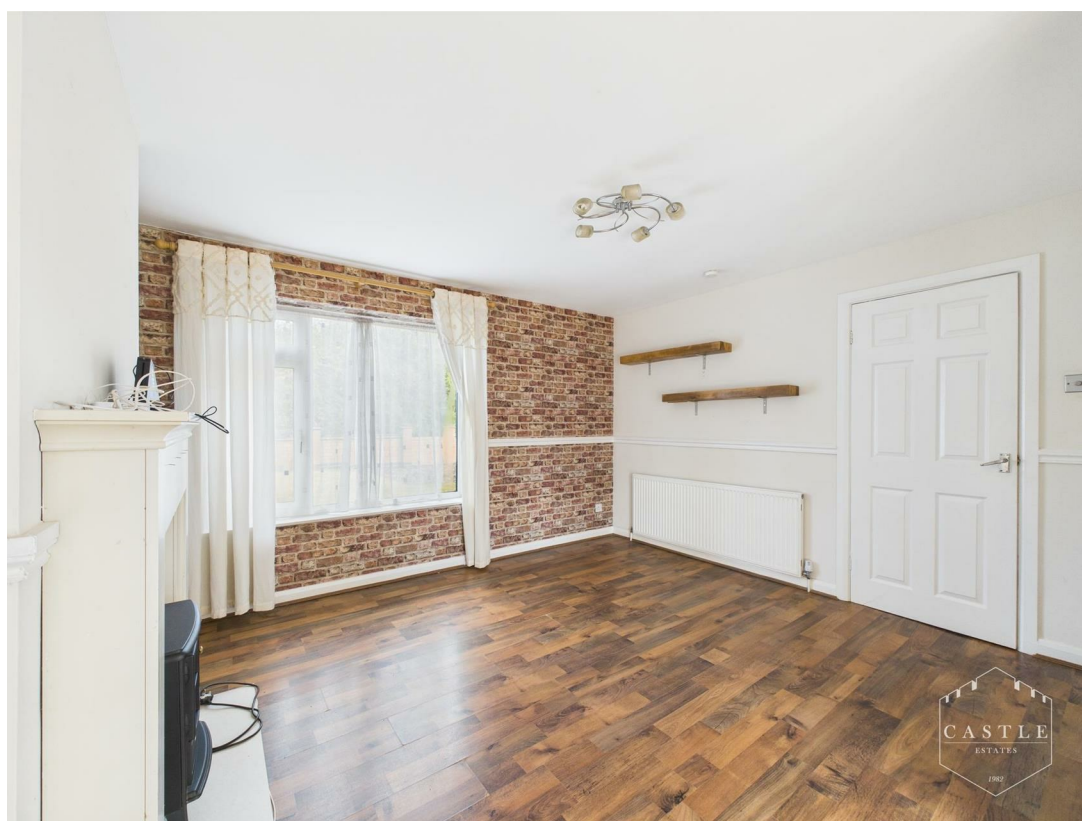
having central heating radiator, wood effect flooring, one upvc double glazed window with obscure glass and further upvc double glazed window to front.



LOUNGE/DINING ROOM

19'1" x 13'3" (5.84m x 4.04m)

having fireplace, wood effect flooring, two central heating radiators, upvc double glazed window to front and double doors opening onto Garden.





KITCHEN

16'11" x 6'9" (5.16m x 2.08m)

having range of base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, gas hob with extractor hood over, space and plumbing for washing machine, central heating radiator, upvc double glazed window to rear and door opening onto Garden.

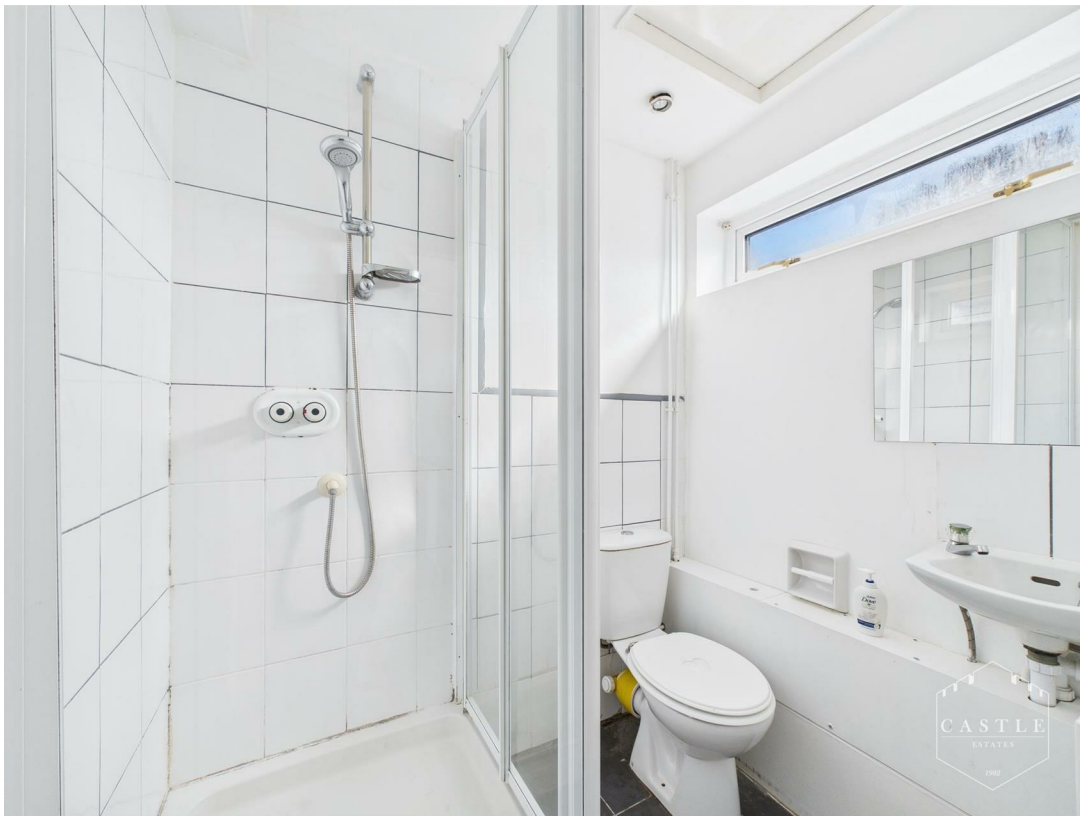




SHOWER ROOM

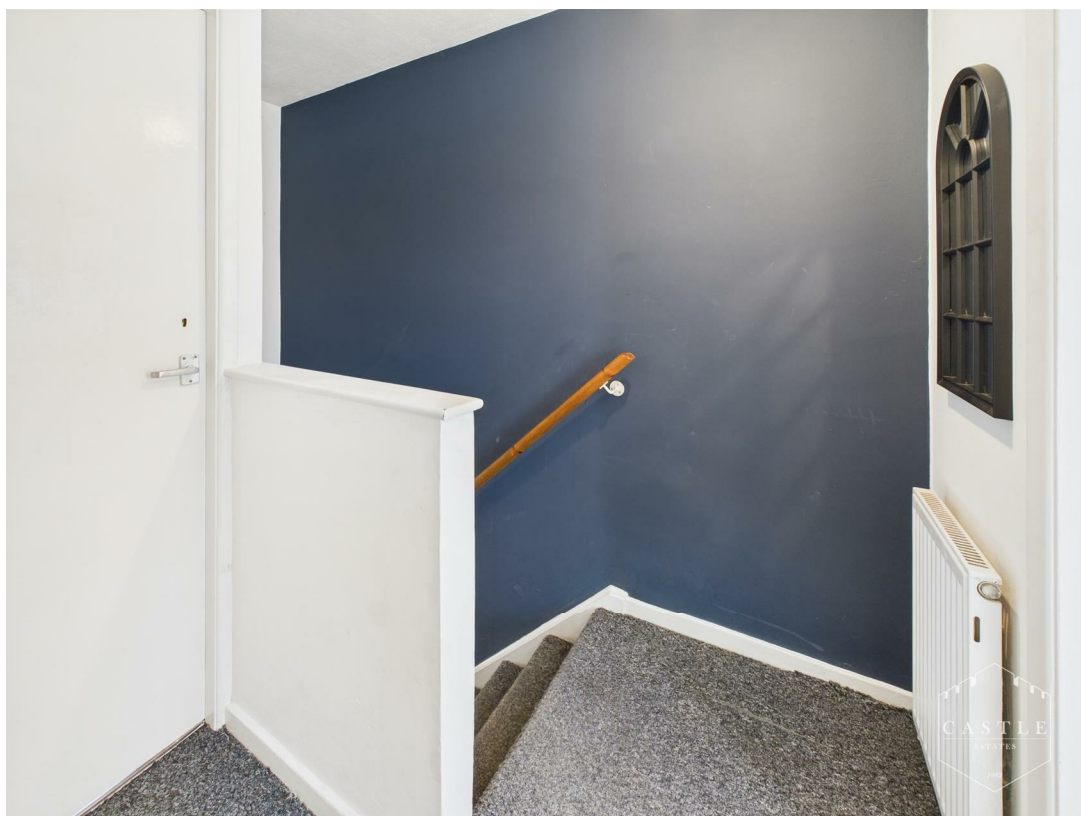
5'8" x 4'4" (1.75m x 1.33m)

having shower cubicle, low level w.c., wash hand basin, ceramic tiled splashbacks and central heating radiator.



FIRST FLOOR LANDING

having central heating radiator and access to the roof space.



BEDROOM ONE

11'6" x 8'10" (3.52m x 2.70m)

having central heating radiator, wood effect flooring and upvc double glazed window to rear.



BEDROOM TWO

8'6" x 8'3" (2.60m x 2.53m)

having central heating radiator, wood effect flooring and upvc double glazed window to front.



BEDROOM THREE

7'1" x 6'10"m (2.17m x 2.1mm)

having central heating radiator, wood effect flooring and upvc double glazed window to front.



BATHROOM

6'10" x 5'9" (2.09m x 1.77m)

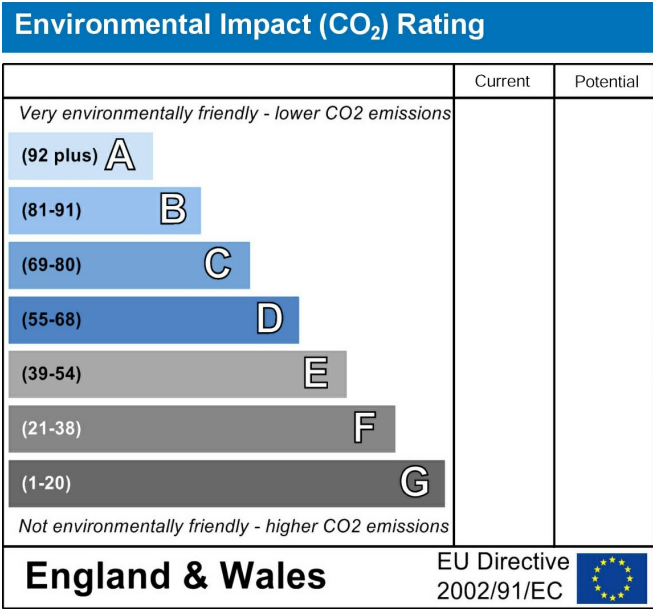
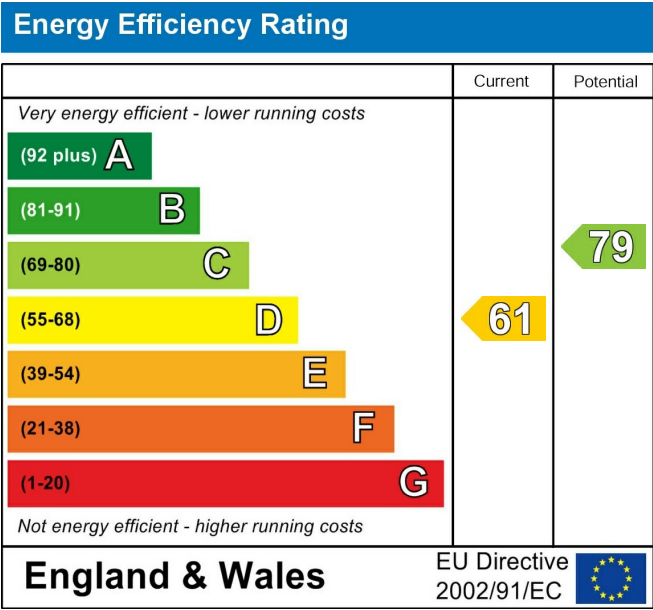
having suite including panelled bath, vanity unit with wash hand basin, low level w.c., ceramic tiled splashbacks, chrome heated towel rail, inset LED lighting and upvc double glazed window with obscure glass.

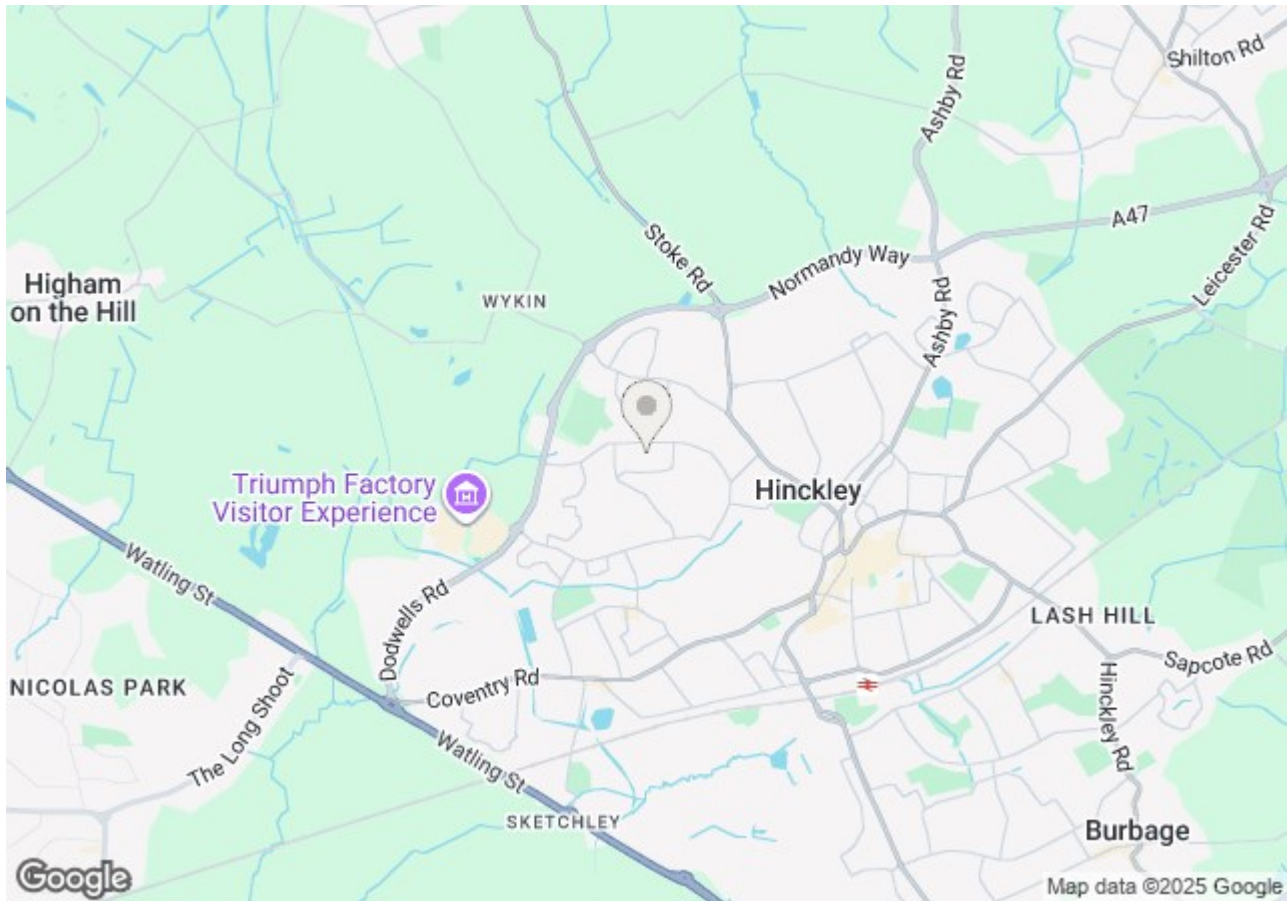


OUTSIDE

There is direct vehicular access to off road parking. Lawned foregarden. Pedestrian access to a fully enclosed generally private rear garden with picket fencing, lawn, fenced boundaries.





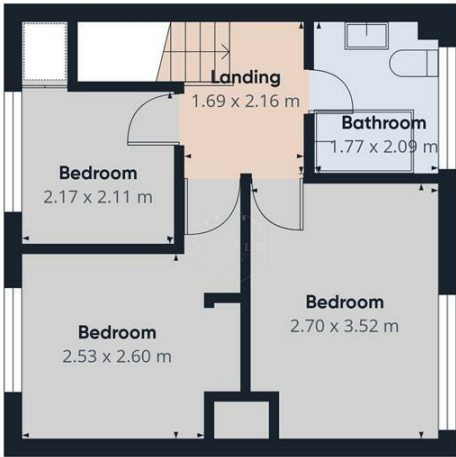


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Floor 0



Floor 1

Approximate total area⁽¹⁾
78 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
