

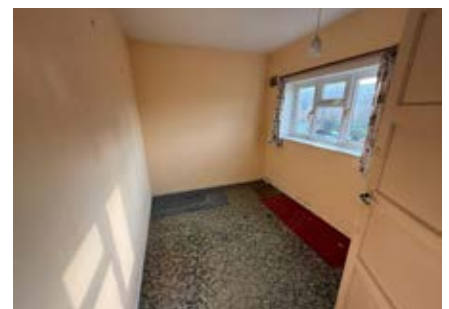
LOT
1

By order of the Government Legal Department

118 Broadway, Loughborough, Leicestershire LE11 2JG

Guide Price £100,000*

**SEMI DETACHED DWELLING ON SPACIOUS PLOT
IN NEED OF UPDATING THROUGHOUT**



The property is situated within two miles of the centre of Loughborough with its shops and station. Good road links are easily accessible including the A6. The university is also within easy reach and the area is well served by bus routes, schools and recreational facilities. The property is a semi detached house in need of complete updating and modernisation throughout. The dwelling offers three bedroom accommodation, and the house sits on a spacious plot of approximately 0.10 acres. There may be potential for further development subject to obtaining any necessary consent that may be required. This property will be of interest to owner occupiers, investment buyers and developers. It is sold with the benefit of vacant possession. **PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.**

ACCOMMODATION

Three bedrooms, Bathroom, Kitchen, Reception, Large gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Charnwood Council

Council Tax Band B

EPC rating: F

VIEWING TIMES

Saturday 6th September @ 10.30 – 11am

Wednesday 10th September @ 10.30 – 11am

Saturday 13th September @ 10.30 – 11am

OPEN SESSIONS – NO NEED TO BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN