

The #1 Agent in the area bringing London & out of area buyers to your door



Character two bedroom cottage situated in a popular village location.

- Character Cottage. NO CHAIN.
- Two Two Bedrooms
- Kitchen/Dining Room
- Sitting Room With Feature Open Fireplace
- Outbuilding
- Rear Courtyard Garden
- Village Location
- FOR SALE BY AUCTION.



## Main Street, Market Overton, LE15 7PL

Grade II Listed two bedroom cottage with first floor bathroom, entrance to dining kitchen, sitting room with feature open fireplace plus further study/store area to the rear. NO CHAIN.

The auction will be exclusively available online via Rocket Auctions website; <https://www.rocketauctions.co.uk> including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'properties' tab. A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitor's details

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Rocket Auctions and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.







For more information, please contact a member of the team. For enquiries outside of normal office hours: [outofhours@moorestateagents.com](mailto:outofhours@moorestateagents.com)



## Ground Floor

Approx. 44.9 sq. metres (483.7 sq. feet)



## First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 79.8 sq. metres (859.1 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
Plan produced using PlanUp.

Total area: approx. 162.4 sq. metres (1747.8 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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