

Bournemouth

34 Clarence Park Road, Dorset BH7 6LQ

Tenure
Freehold.

Location
The property is located on the north-east side of Clarence Park Road to the north of its junction with Christchurch Road (A35). Wessex Way (A335) is accessible to the north-west. An extensive range of shops and other facilities is available in Bournemouth to the south-west. Rail services run from Pokesdown Station, less than half a mile to the south-west. Bournemouth seafront and The New Forest are nearby.

Description
The property comprises a detached house arranged over ground and first floor beneath a pitched roof. There are gardens to the front and rear. There is also a single storey building accessed from the rear garden.

A Freehold Detached House

Accommodation
Ground Floor – Two Reception Rooms, Kitchen (not fitted)
First Floor – Three Bedrooms (two interconnecting), Bathroom (not fitted)

To View
The property will be open for viewing every Wednesday before the Auction between 10.00 – 10.30 a.m. and Saturday before the Auction between 4.30 – 5.00 p.m. (Ref: MW).

Seller's Solicitor
Axiom Stone (Ref: JG).
Tel: 0208 951 6984.
Email: jg@axiomstone.co.uk

Vacant Possession



**VACANT –
Freehold House**



Oakham

8 Kimball Close, Ashwell Road, Leicestershire LE15 7QH

On the instructions of J Gershinson FRICS
and L Brooks MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsop

Tenure
Freehold.

Location
The property is situated on Kimball Close to the west of its junction with Ashwell Road. Local amenities, shops, restaurants and pubs are available within Oakham town centre. Oakham Rail Station is located approximately 2.3 miles to the south-west. Ashwell Road provides access to the A606 and in turn the A1(M). Oakham C of E Primary School, Brooke Primary School, Oakham School and Rutland County College are nearby. Rutland Water is also nearby.

Description
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from gardens to the front and rear and an allocated parking space.

A Freehold Mid Terrace House



Accommodation
The property was not internally inspected or measured by Allsop. The following information was obtained from the Joint Auctioneers. We are informed that the property provides:
Ground Floor – Reception Room, Kitchen/Diner, WC with wash basin
GIA 46.5 sq m (501 sq ft)
First Floor – Three Bedrooms and Bathroom with WC and wash basin
GIA 32.2 sq m (346.7 sq ft)
Total GIA 78.7 sq m (847.7 sq ft)

To View
Please call: The Joint Auctioneers.

Joint Auctioneer
Haughton & Browning (Ref: D Haughton).
Tel: (01572) 756675.

Seller's Solicitor
Berwin Leighton Paisner (Ref: RFRW).
Tel: 0203 400 2592.
Email: ryan.francis@blplaw.com

Freehold House



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.