

SITUATION

Located opposite the junction with Lychgate Lane in the picturesque village of Aston Flamville and conveniently situated near the popular market town of Hinckley, which is approximately 2 miles distant. Aston Flamville benefits from good road access to Leicester and Coventry via the M69 (Junctions 1 & 2).

PROPERTY

An attractive end of terrace **Grade II Listed Thatched 2 Bed Cottage** with gardens to the front and rear. In addition, the property includes a **Garage with Loft Room** and a **Workshop**.

[Refer to Auctioneers for the floor plan.](#)

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on an Assured Tenancy to **2 individuals** from 7th February 2022 at a current rent of **£6,000 per annum** exclusive.

Rent Reviews February 2026 and 2 yearly (linked to CPI).

Note: The property was purchased in 2022 for £390,306 for the purpose of rehousing the tenants, who were then granted a non-assignable assured tenancy.

ACCOMMODATION (measurements to maximum points)

COTTAGE

Ground Floor

Living Room 1	14'9"	×	15'9"
Living Room 2	17'2"	×	16'1"
Kitchen	10'10"	×	10'11"
Utility Room	11'0"	×	7'8"
Separate WC			

First Floor

Bedroom 1	14'11"	×	15'9"
Bedroom 2	10'3"	×	10'8"
Shower Room/WC	6'5"	×	16'7"

GIA of Cottage Approx. 1,364 sq ft

GARAGE

Ground Floor

Open Plan Garage	11'9"	×	15'0"
------------------	-------	---	-------

First Floor¹

Loft Room	11'5"	×	15'0"
-----------	-------	---	-------

GIA of Garage & Loft Room Approx. 347 sq ft

WORKSHOP

Ground Floor

Open Plan Workshop	17'4"	×	13'0"
--------------------	-------	---	-------

GIA of Workshop Approx. 200 sq ft

Total GIA Approx. 1,911 sq ft

¹Not inspected by Barnett Ross. Areas supplied by Vendor.

Entrance to Cottage



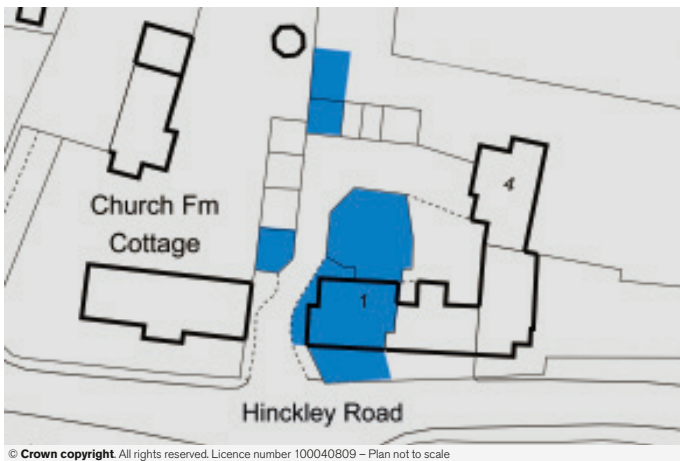
Rear Garden



Garage with Loft Room



Workshop



£6,000 per annum

The Surveyors dealing with this property are
John Barnett and **Elliott Greene**

Vendor's Solicitors

Lawrence Stephens Limited
Tel: 020 7936 8888 Ref: David Freedman
Email: dfreedman@lawstep.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**