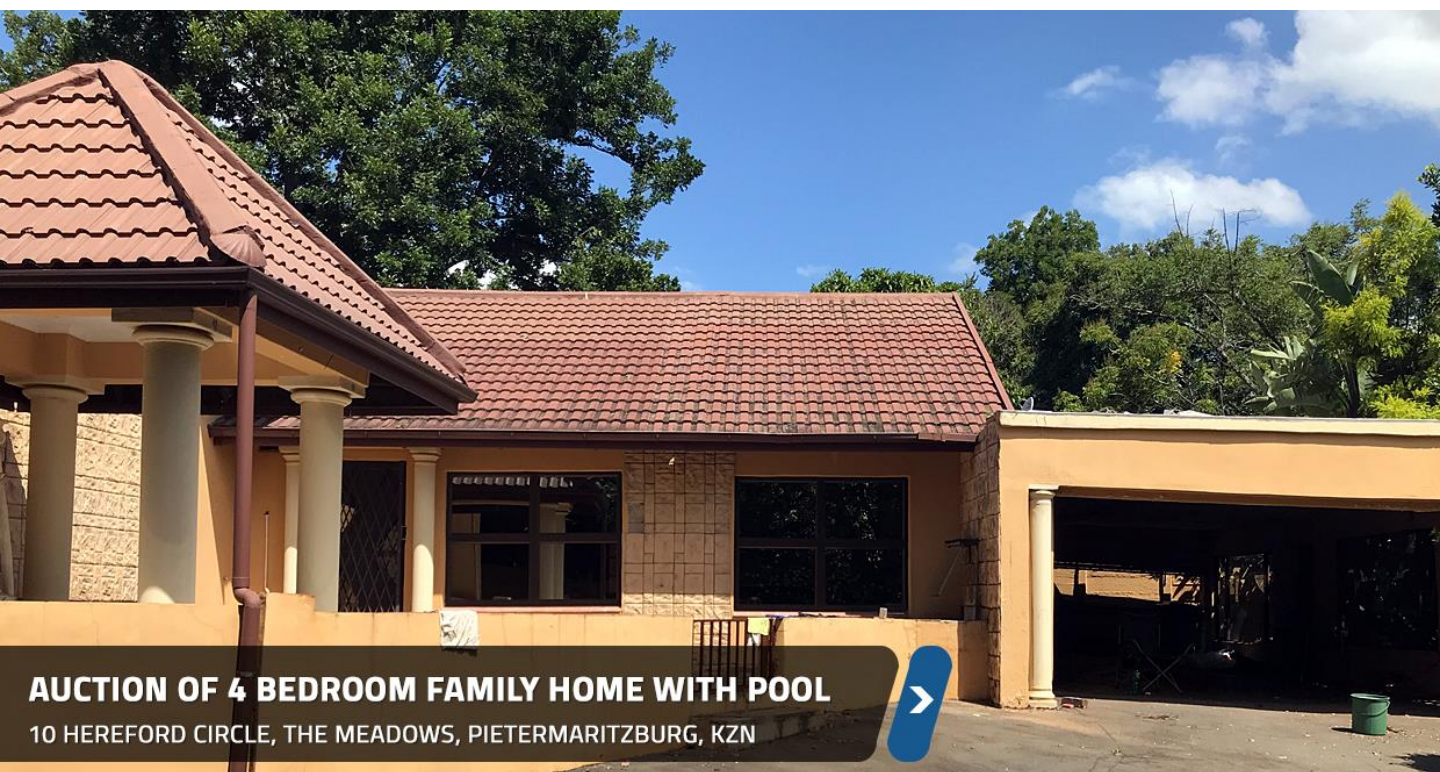




PETER
MASKELL
AUCTIONEERS

PROPERTY BROCHURE

AUCTION OF A 4 BEDROOM FAMILY HOME WITH SWIMMING POOL: 10 HEREFORD CIRCLE, THE MEADOWS, PIETERMARITZBURG



AUCTION OF 4 BEDROOM FAMILY HOME WITH POOL

10 HEREFORD CIRCLE, THE MEADOWS, PIETERMARITZBURG, KZN



BID TO OWN THIS GREAT 4-BEDROOM FAMILY HOME IN HEREFORD CIRCLE IN THE MEADOWS - PIETERMARITZBURG, KZN

DATE: THURSDAY, 2ND JULY 2020 AT 10H00

VENUE: ONLINE / WEBCAST AUCTION www.maskell.co.za

CONTACT: 033 397-1190 OR 082 801 6827 danielle@maskell.co.za

DULY INSTRUCTED BY THE EXECUTOR OF THE DECEASED ESTATE: S SINGH; LETTERS OF
EXECUTORSHIP ESTATE NO. 014899/2017PIETERMARITZBURG

Duly instructed by the Executor of the Deceased Estate: S Singh; Letters of
Executorship estate no. 014899/2017

General Auction details

AUCTION DATE AND TIME

Date: Thursday, 2nd July 2020
Time: 10H00
Venue: Online auction www.maskell.co.za

VIEWING ARRANGEMENTS

Strictly by appointment only

Contact our office on 033 397 1190 / 082 801 6827 (Danielle)

BUYER'S CARD DEPOSIT

R50,000.00 to obtain buyer's card by EFT into the following bank account or Bank Guaranteed Cheque made to Peter Maskell's Auctions prior to date of sale

PMA Auctioneers (Pty) Ltd
Nedbank
Account number: 1142491757
Branch code: 198765
Ref: your name # Singh

DOCUMENTATION REQUIRED FOR AUCTION REGISTRATION

We at Peter Maskell Auctioneers have a responsibility to both our clients, employees and the public at large to mitigate the spread of COVID-19, and therefore it is mandatory to pre-register for all of our auction sales.

This can be done as follows:

For property sales, contact Danielle Hoskins to pre-register on 082 801 6827 / danielle@maskell.co.za

PLEASE NOTE THAT REGISTRATIONS WILL NOT BE PERMITTED ON THE DATE OF SALE & NO EXCEPTIONS WILL BE MADE

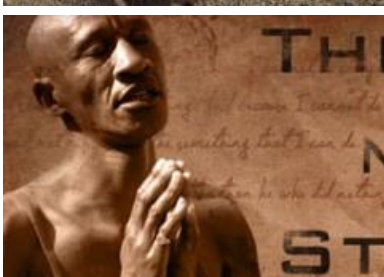
PURCHASER'S LIABILITIES

- VAT or transfer duty, as applicable, shall be paid in addition to the purchase price;
- The PURCHASER shall at his own cost obtain:
 - ✓ A certificate of compliance with the requirements of the Occupational Health and Safety Act, Act 85 of 1993 and/or Government Regulations No. 2920/1992 to the effect that the electrical installation on the property complies with SABS 0142, or is reasonably safe;
 - ✓ A certificate to the effect that the improvements on the property are free from infestation by timber destroying insects, if specifically required by a financial institution;
 - ✓ A certificate of the occupation of the property (if applicable);
 - ✓ A NHBRC Certificate (if applicable).

Property details

Experience Pietermaritzburg

Pietermaritzburg, set amidst the rolling countryside of the Natal Midlands, is one of the best preserved Victorian cities in the world. It's a deeply historical city, characterised by museums and historical routes. Pietermaritzburg is the capital and second largest city in the province. The city is well served with transport links and is conveniently situated between Durban and Johannesburg. It's a thriving modern capital that has carried its history fully into the present. This area has the most comprehensive education centre in the country. Beyond the city limits, the Victorian inspired streets give way to beautiful countryside, characterised by rivers, farms and nature reserves.



A walk through the tropical Butterfly House takes one into a fantasyland - where beautiful butterflies from across the world fly freely in a spectacular display of colour.

An old restored Victorian house holds the history and memorabilia of an old race that is the ultimate human race. Comrades Marathon House serves as the headquarters for the Comrades Marathon and a museum to the history of the race and its victors.

Voortrekkers is Afrikaans/Dutch for pioneers but literally means 'those who trek ahead'. The Great Trek (Die Groot Trek) refers to a number of mass movements of these five groups of local Afrikaans pioneers who, disenchanted with the then British rule of the Cape Colony, migrated to the inland of South Africa by oxwagon from 1835 founding the 'Rebublica of Natalia' at Pietermaritzburg in 1839.

If you are walking through the City of Pietermaritzburg near midday you may hear the resounding noise of the one O'clock gun. As the sound of the blast runs through your entire body, not only are you made aware that it's time to grab some lunch but you are also reminded of the fascinating history of Pietermaritzburg and the sieges that took place here.

Blue Caterpillar Art Gallery exhibits a wide range of excellent art including a collection of oils and mixed media pieces by much loved South African artist Frans Claerhout. Other artists represented include Ezequiel Mabote (Master woodcut print maker presenting uniquely African works), Derek Miller, Jo Kotze and many more.

Property information

Township PIETERMARITZBURG, Erf 1186/107

REGISTERED PROPERTY DETAILS

Property type	: Erf	Diagram Deed	: T4800/978
Erf Number	: 1186	Registered size	: 905.0000SQM
Portion no.	: 107	Municipality	: Msunduzi
Township	: Pietermaritzburg	Province	: KwaZulu Natal
Registration Div.	: FT		

OWNER DETAILS

Owner 1 of 2

Person type	: Private Person	Title Deed	: T8431/2006
Name	: Singh Suraj	Purchase Date	: 2005/07/29
Reg. number	: 7310185055080	Reg. Date	: 2006/03/02

Owner 2 of 2

Person type	: Private Person	Title Deed	: T8431/2006
Name	: Singh Rashika	Purchase Date	: 2005/07/29
Reg. number	: 7806010044082	Reg. Date	: 2006/03/02

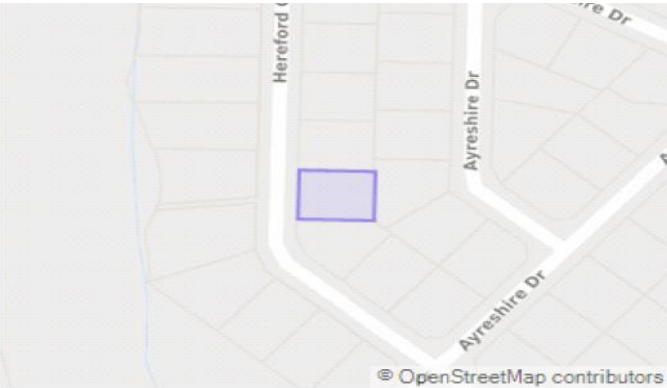
PROPERTY INFORMATION

Address : 10 Hereford Circle, The Meadows, Pietermaritzburg

MUNICIPAL INFORMATION

Account number : 01888438
Monthly rates : R1,401.75

MAP



Property information

Physical characteristics and description

GPS Coordinates

-29.641378 / 30.416603

Improvements

Entertainment area with bathroom

Lounge area

Open plan dining room and kitchen: kitchen has built in cupboards and laundry area that is partitioned by dry wall to accommodate a study space. Stove is removed and extractor is disconnected.

4 bedrooms (MES) with built-in cupboards

Guest bathroom with hand wash basin, shower and toilet

Carport (can fit 4 cars)

Garage which is converted into staff accommodation

Pool area

Outside toilet

Amenities

Epworth primary 1901 m from property

Directions from N3

Follow N3 to Market Rd in Hayfelds. Take exit 74 from N3

Merge onto N3

Take exit 74 for Market Road toward Pietermaritzburg

Continue on Market Rd. Take Washington Rd/R103 and Gladys Manzi Rd to Hereford Cir in The Meadows

Continue onto Market Rd

Turn left onto Washington Rd/R103

Turn left onto Gladys Manzi Rd

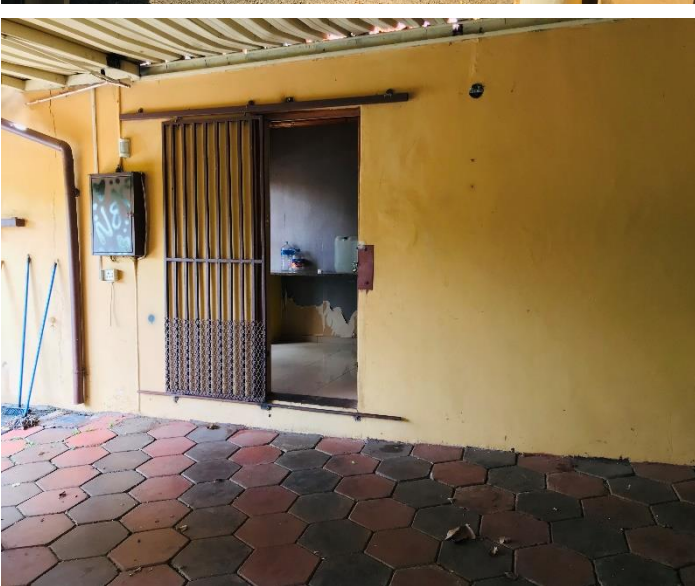
Turn left onto Hereford Cir

Turn left to stay on Hereford Cir

Destination will be on the right

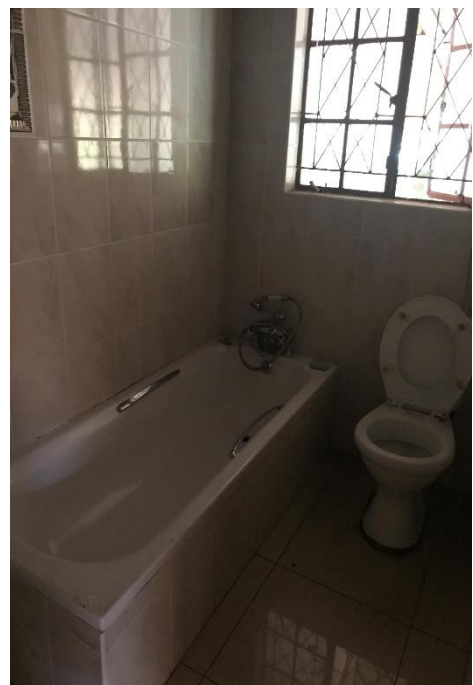
10 Hereford Circle

Gallery



Link to Photographs: https://1drv.ms/u/s!AsEpBHo_4ijKoU9hox3sLCUx0vaK?e=8FMbRO

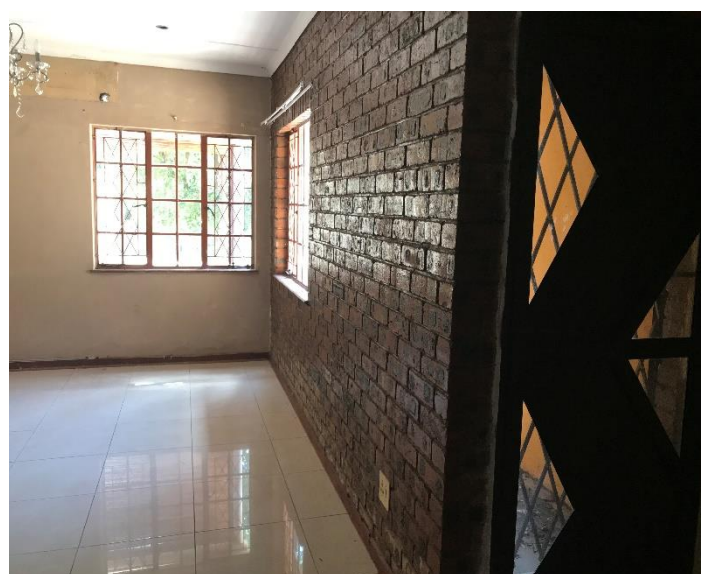
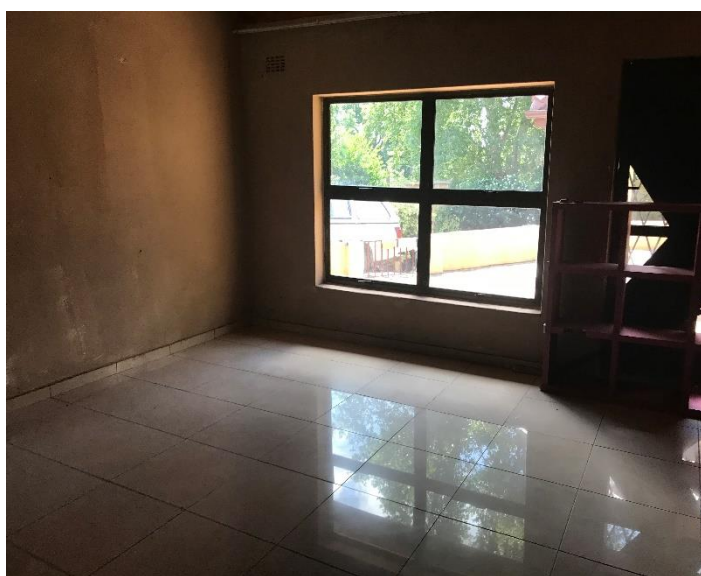
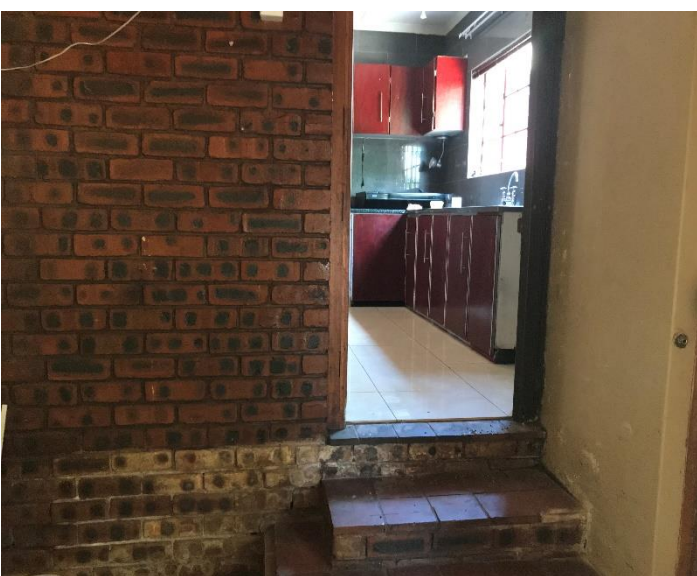
Gallery



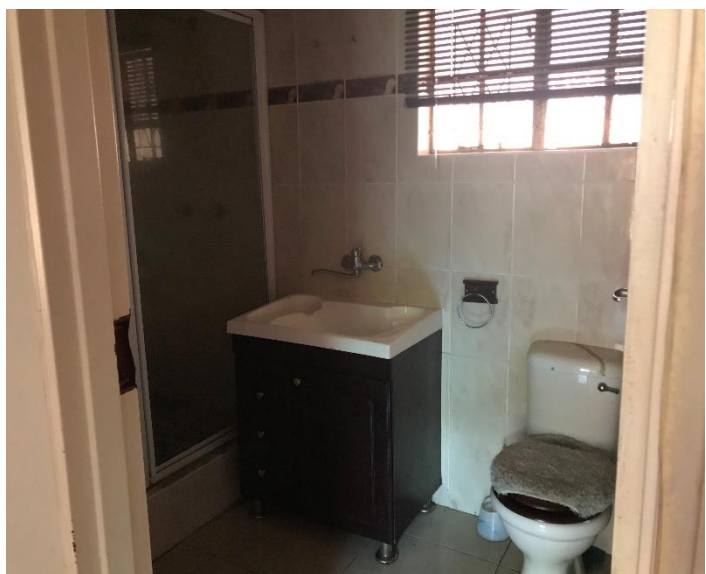
Gallery



Gallery



Gallery



Gallery



Our Footprint



Physical Address:

47 Ohrtmann Road

Willowton

Pietermaritzburg

3201

Postal Address:

P.O. Box 22480

Southgate

3200

Business Telephone: 033 397-1190/92/93/95

Business Fax: 033 –397-1198

Website: www.maskell.co.za

