



## Sawday Street, Leicester

£180,000

MODERN METHOD OF AUCTION - THREE BEDROOM SEMI-DETACHED property with off-road parking. Close to hospitals and local sports stadiums.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





### **Entrance Hall**

With original parquet flooring, stairs to the first floor landing, understairs storage cupboard and a radiator.

### **Reception Room One 14' 0" x 12' 0" (4.27m x 3.66m)**

With a window to the rear elevation, picture rails, wood flooring and a radiator.

### **Reception Room Two 11' 6" x 10' 10" (3.51m x 3.30m)**

With a window to the front elevation, wooden flooring and a radiator.

### **Kitchen 10' 9" x 9' 9" (3.28m x 2.97m)**

With a window to the rear elevation, a stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, gas cooker point, plumbing for an appliance and tiled flooring.

### **Lobby**

With a door to the side elevation and tiled flooring.





**Bathroom** 6' 9" x 5' 9" (2.06m x 1.75m)

With a window to the side elevation, bath with shower over, wash hand basin, WC and tiled flooring.

**First Floor Landing**

With a storage cupboard and lift access.

**Bedroom One** 14' 1" x 12' 0" (4.29m x 3.66m)

With a window to the rear elevation, cupboard housing the boiler and a radiator.

**Bedroom Two** 11' 0" x 10' 0" (3.35m x 3.05m)

With a window to the rear elevation and a radiator.

**Bedroom Three** 11' 0" x 10' 0" (3.35m x 3.05m)

With a window to the front elevation and a radiator.

**Garden** With two outside stores and an area for lawn (in need of clearing).

**Parking** With parking for two vehicles and space for a garage (the current garage is in need of repair).

**Agent Note**

Please be advised that this property contains Japanese Knotweed. No treatment plan is currently in place. Prospective buyers or users are encouraged to conduct their own due diligence regarding the management and potential implications of Japanese Knotweed.

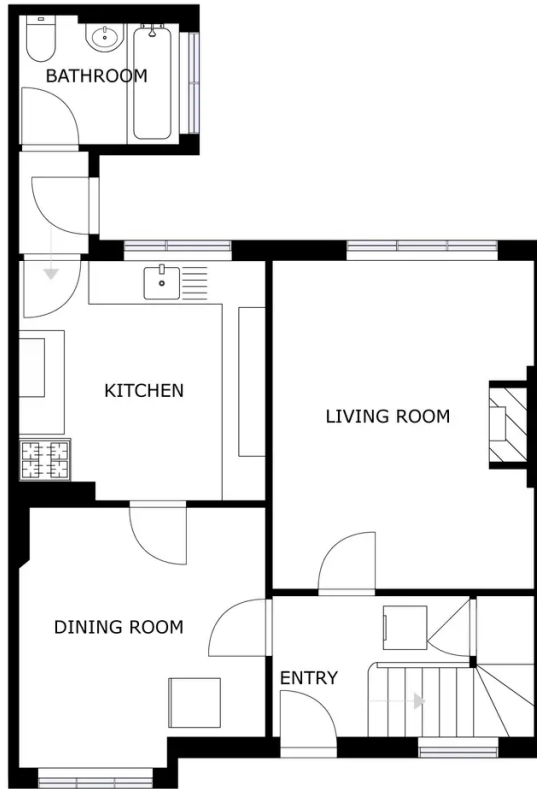
**Auctioneer Comments**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

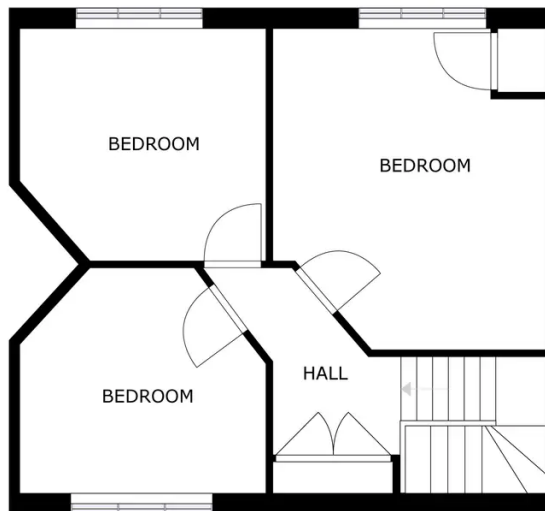
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.



FLOOR 1



FLOOR 2



**We'll keep you moving...**



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.