



Seymour Street, Highfields

Guide Price £395,000

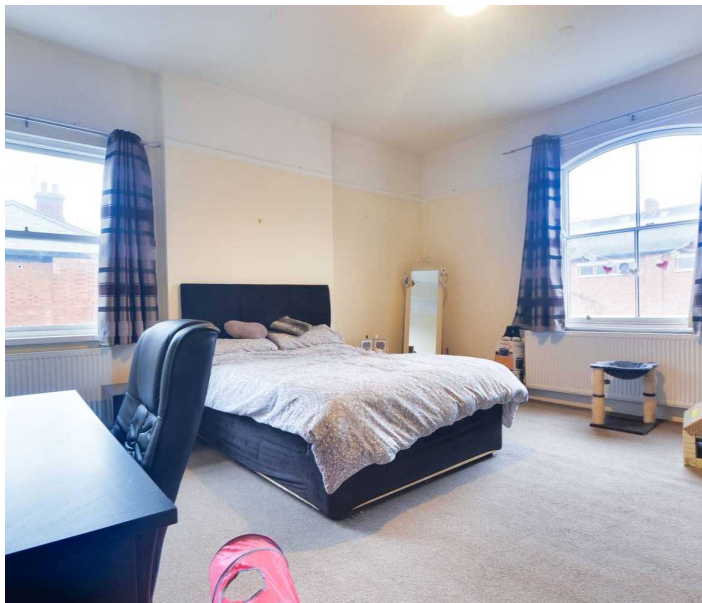
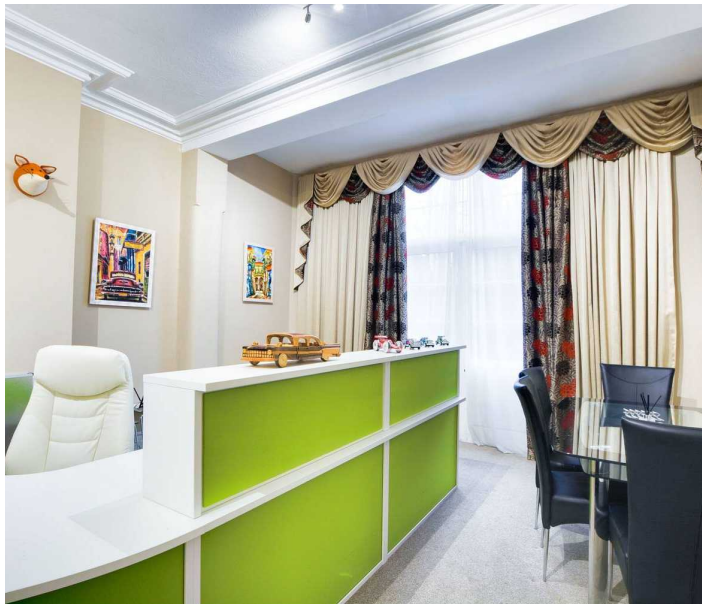
FOR SALE VIA THE MODERN METHOD OF AUCTION - An extensive FIVE BEDROOM period property with THREE RECEPTION ROOM in HIGHFIELDS.



Knightsbridge
Estate Agents

0116 274 5544





Entrance Vestibule

Entered via a solid wooden front door, tiled flooring, picture rail and door leading to:

Entrance Hall

With tiled flooring, window to the rear elevation, door to the rear area, coving to the ceiling, stairs to the first-floor landing, and door to the cellar.

Reception Room One

19' 0" x 15' 7" (5.79m x 4.75m)

With window and door to the rear area, chimney breast, coving to the ceiling and two radiators.

Reception Room Two

16' 5" x 16' 2" (5.00m x 4.93m)

With a bay window to the front elevation, window to the side elevation, chimney breast, coving to the ceiling, picture rail, TV point and two radiators.

Reception Room Three/Bedroom

16' 7" x 15' 8" (5.05m x 4.78m)

With a bay window to the front elevation, chimney breast, coving to the ceiling, TV point and a radiator.

Fitted Dining Kitchen

14' 7" x 14' 0" (4.45m x 4.27m)

With a window to the side elevation, tiled flooring, a range of gloss wall and base units with work surface over, sink and drainer unit, free-standing triple oven and gas hob (via separate negotiation), extraction hood, space for two free-standing fridge freezers and two radiators.



Utility/Laundry Room

11' 7" x 11' 2" (3.53m x 3.40m)

With a window to the rear elevation, plumbing for appliances, space for a tumble dryer, worktop with sink drainer and mixer tap, tiled flooring and two wall mounted boilers.

Shower Room

7' 8" x 4' 3" (2.34m x 1.30m)

With a window to the side elevation, tiled flooring, shower cubicle with shower over, WC, wash hand basin, tiled splash back, and a radiator.

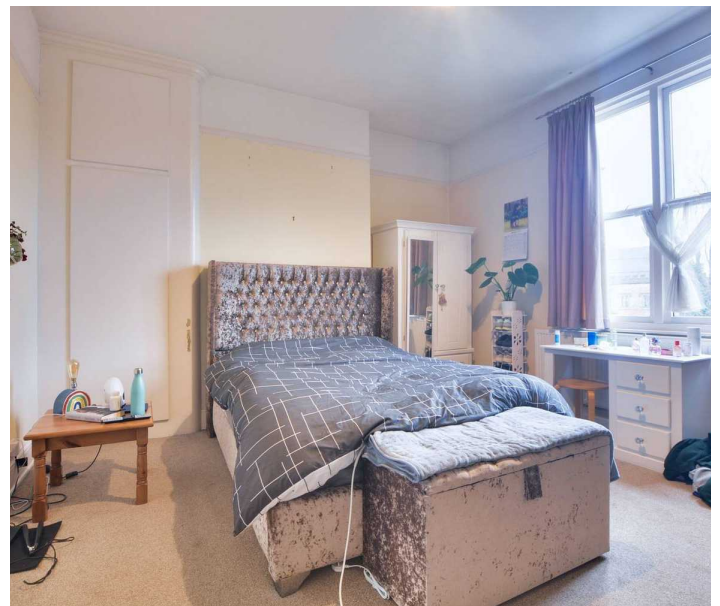
First Floor Landing

With dado rail, stairs to the second floor and radiator.

Bedroom One

16' 6" x 16' 0" (5.03m x 4.88m)

With a windows to the front an rear elevation, Chimney breast, coving to the ceiling, TV point and a radiator.



En-Suite

10' 10" x 7' 4" (3.30m x 2.24m)

With a window to the side elevation, shower cubicle with shower over, WC, wash hand basin, tiled splash backs, tiled flooring and radiator.

Bedroom Two

16' 5" x 15' 7" (5.00m x 4.75m)

With a window to the front elevation, chimney breast, picture rail, Tv point and a radiator.





Bedroom Three

13' 5" x 13' 4" (4.09m x 4.06m)

With a window to the side elevation, chimney breast, Picture Rail, TV point and a radiator.

Bedroom Four

14' 5" x 13' 2" (4.39m x 4.01m)

With a window to the side elevation, chimney breast, a built-in cupboard, picture rail, TV point and a radiator.

Bathroom

11' 0" x 10' 3" (3.35m x 3.12m)

With a window to the rear elevation, tiled flooring, shower cubicle with shower over, bath, WC, wash hand basin, tiled splash backs, chimney breast with feature fire surround, shelving/storage and a radiator.

WC

With a window to the side elevation, tiled flooring, WC, wash hand basin, tiled splashbacks and a radiator.

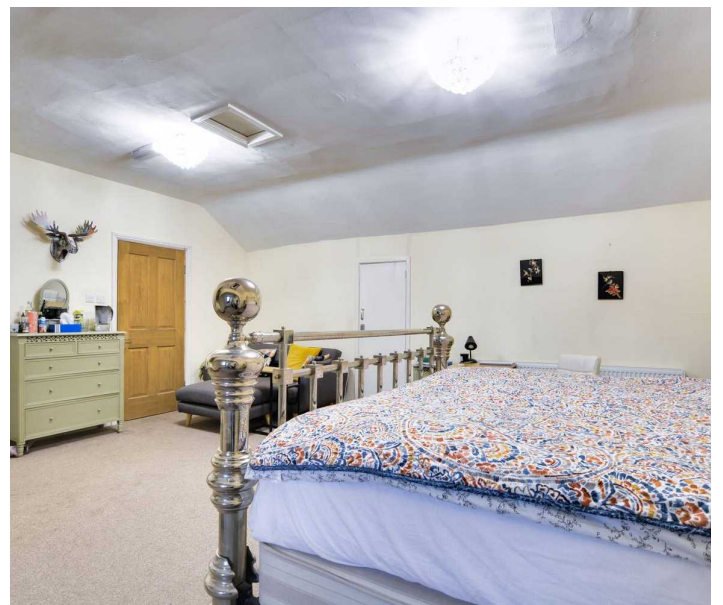
Second Floor Landing

With access to bedroom five.

Bedroom Five

19' 3" x 14' 5" (5.87m x 4.39m)

It has a window to the front elevation, under-eaves storage, a TV point, and a radiator.







En-Suite

9' 7" x 9' 2" (2.92m x 2.79m)

With a skylight window, shower cubicle with shower over, WC, wash hand basin, tiled splash backs, tiled flooring, spotlights, extraction fan and two radiators.

Garden

Frontage with gated access to the path leading to the front door.

Driveway

An external area providing parking for seven vehicles which is accessed via electronic gates.

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.

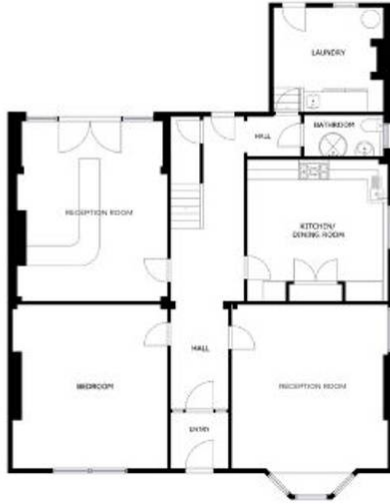
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability 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. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



FLOOR 1



FLOOR 2



FLOOR 3



You can include any text here. The text can be modified upon generating your brochure.





The property is well located for everyday local amenities and services including local public and private schooling including nursery day-care. Islamic Dawah Academy (IDA) located on Berners Street and Markaz Masjid Usman are both within a short distance of the property, and further everyday amenities can be found along Melbourne Road as well as regular bus routes running to and from Leicester City Centre, Leicester University and hospitals.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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We must inform all prospective purchasers that the measurements are taken by an electronic take 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 (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. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.