



Duncan Road, Aylestone

£210,000

Modern Method of Auction. RECENTLY REFURBISHED three bedroom DETACHED home in AYLESTONE - to discover more, contact our WIGSTON OFFICE.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





Entrance Hall

With a uPVC double-glazed door to the front elevation, entrance matting, hard wired smoke alarm and a radiator.

Ground Floor WC

With a double glazed window to the side elevation, wood effect floor covering, wash hand basin, WC and a radiator.

Reception Room One 11' 1" x 10' 11" (3.37m x 3.34m)

With a double glazed window to the front elevation and a radiator.

Reception Room Two 12' 0" x 11' 1" (3.65m x 3.37m)

With double glazed double door to the rear garden and a radiator.

Kitchen 7' 10" x 7' 4" (2.38m x 2.24m)

With a double-glazed window to the rear elevation, wood effect floor covering, a range of wall and base units with work surfaces over, a stainless steel sink and drainer unit with mixer tap, electric oven and hob, tiled splashbacks and plumbing for an appliance.



Pantry

With a double-glazed window to the side elevation.

First Floor Landing

With a double-glazed window to the side elevation, hard-wired smoke alarm and a carbon monoxide alarm.

Bedroom One 12' 2" x 12' 1" (3.70m x 3.69m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Two 11' 0" x 9' 8" (3.35m x 2.95m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Three 8' 11" x 7' 3" (2.71m x 2.20m)

With a double glazed window to the front elevation and a radiator.

Bathroom 7' 10" x 7' 5" (2.39m x 2.26m)

With a double-glazed window to the rear elevation, wood effect floor covering, bath with Triton electric shower over, wash hand basin, WC, storage cupboard housing combi gas boiler, extractor fan, partly tiled walls and a radiator.

Front Garden & Parking

Low maintenance paved front garden with brick wall frontage and metal gates providing access to the off-road parking.

Rear Garden

An enclosed rear garden comprising of paving slabs, lawn area, part wooden fencing, and outbuildings providing useful storage/workshop facilities.

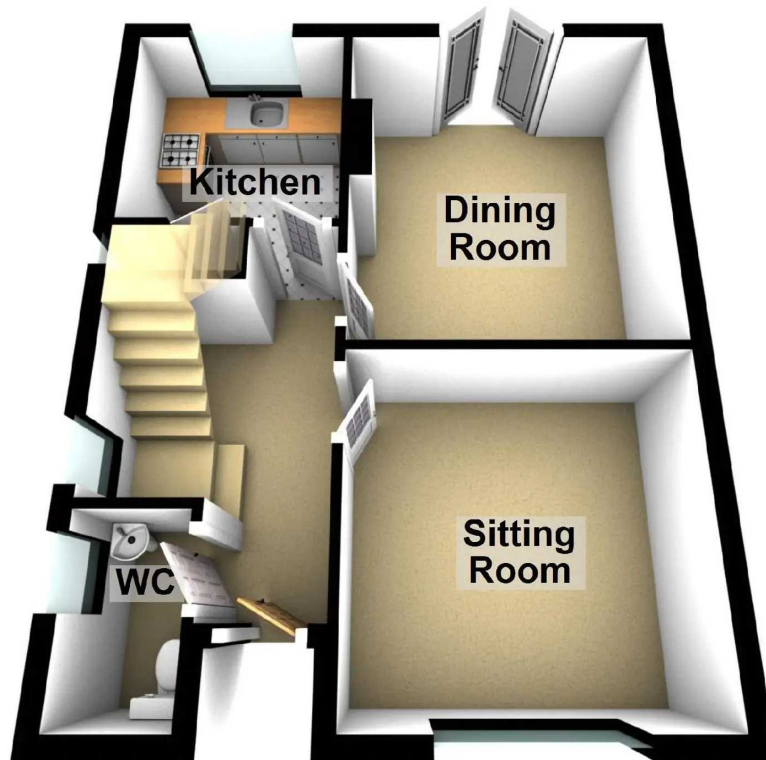
Auctioneer Comments

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.

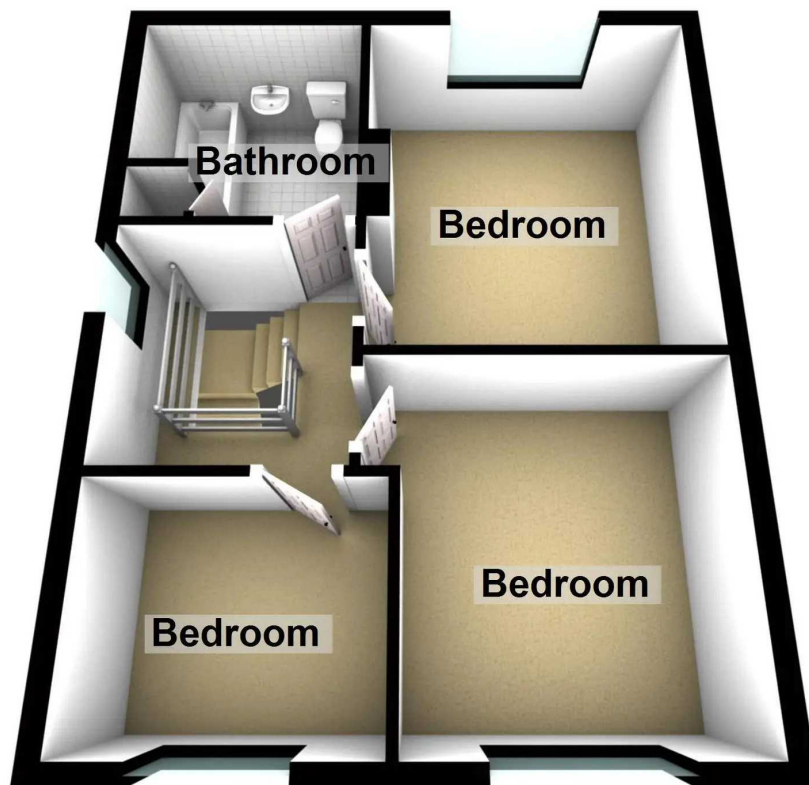
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability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

Ground Floor



First Floor



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.