



## Shenton Close, Wigston

£220,000

For sale via MODERN AUCTION. A delightful BUNGALOW that is close to WIGSTON town centre and has TWO DOUBLE BEDROOMS and a STUNNING REAR GARDEN.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 288 4888





### **Entrance Hall**

With a window to the front elevation, window to the side elevation, loft access hatch and a radiator.

### **Bathroom** 7' 4" x 7' 3" (2.24m x 2.21m)

With a window to the front elevation, wash hand basin, WC, shower cubicle with shower over, airing cupboard and a radiator.

### **Lounge** 14' 11" x 11' 6" (4.55m x 3.51m)

With a window to the front elevation, gas fire with surround and a radiator.

### **Kitchen** 12' 2" x 7' 3" (3.71m x 2.21m)

With a window to the side elevation, a range of wall and base units with work surfaces over, sink and drainer, extraction fan, gas hob, oven, space for a washing machine and space for a fridge freezer.

### **Bedroom One** 12' 7" x 11' 5" (3.84m x 3.48m)

With a window to the rear elevation, fitted wardrobe, dressing table and a radiator.



**Bedroom Two** 12' 7" x 10' 11" (3.84m x 3.33m)

With a window to the rear elevation, built-in wardrobe and a radiator.

**Rear Garden**

A delightful garden with a patio seating area, a shaped lawn with wildflower borders, a fenced perimeter and side access.

**Driveway**

With parking for approx. Three vehicles.

**Garage**

With up and over door.

**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.

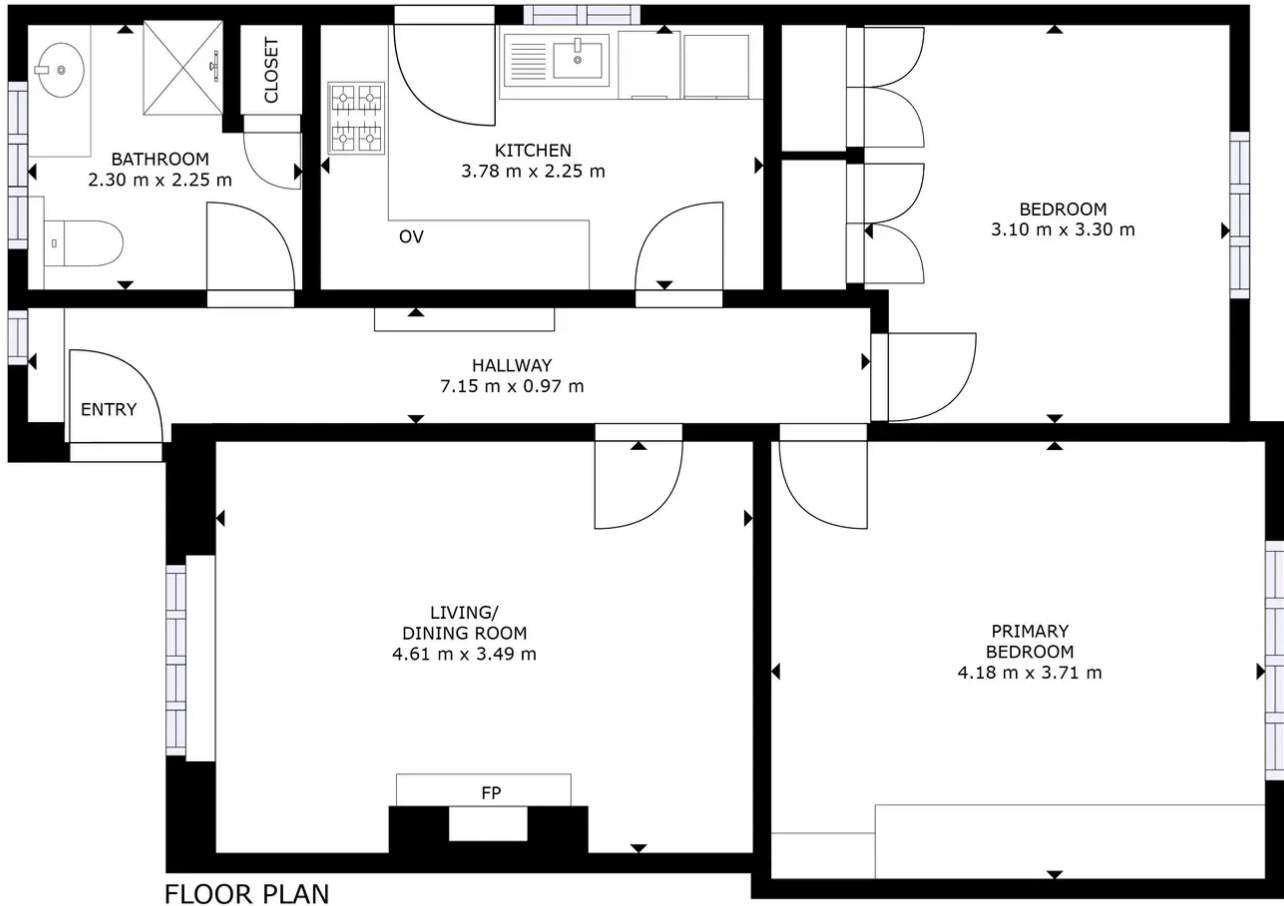
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability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



FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN: 66 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.