



Connells

Oak Road
Desford Leicester



Property Description

Two bedroomed semi-detached bungalow sitting on a good sized plot in the popular village of Desford.

The property offers entrance hallway, lounge, dining room, kitchen, two bedrooms including bedroom 1 with ensuite and a family bathroom.

The property benefits from a driveway with parking for several vehicles, solar roof panels and a generous enclosed rear garden.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hallway

Having UPVC double glazed door to the front elevation, laminate flooring, radiator and giving access to the accommodation.

Lounge

Having laminate flooring, feature fireplace with hearth, storage cupboard, radiator, UPVC window to the rear elevation and UPVC double glazed French doors leading into the rear garden.

Dining Room

Having carpet flooring, radiator and UPVC double glazed window to the front elevation.

Kitchen

The kitchen is fitted with a range of cream wall and base units with working surface over, stainless steel sink and drainer with mixer tap, partial ceramic tiling to walls freestanding oven with gas hob, stainless steel splashback and extractor hood above, recess point and plumbing for washing machine, radiator, tiled flooring and UPVC double glazed window to the rear elevation.

Rear Hallway

With door to bedroom 1 and door to rear giving access to the rear garden.

Bedroom 1

With carpet flooring, two radiators, fitted wardrobes and UPVC double glazed window to the front elevation.

Ensuite

Comprising shower cubicle with electric shower, wash hand basin, WC and with vinyl style flooring.

Bedroom 2

Having laminate flooring, radiator and UPVC double glazed window to the front elevation.

Bathroom

Comprising corner bath, shower cubicle with electric shower, wash hand basin, WC and an obscure window to the side.

To The Outside

To the front of the property there is a gravel driveway with parking for several vehicles and gated side access leading to the rear garden.

The rear garden is enclosed with fencing and is mainly laid to lawn with a paved patio area.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Freehold

view this property online [connells.co.uk/Property/HIN311534](https://www.connells.co.uk/Property/HIN311534)



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