



**Daneshill Road, Leicester LE3 6AN**

**welcome to**

**Daneshill Road, Leicester**

A two bedroom, end-terraced renovation opportunity, brought to you exclusively by William H Brown. The property situated in an extremely popular location on the outskirts of Leicester City Centre is an ideal opportunity for renovation to create a family home or investment.



## 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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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.

## Lounge

12' 7" x 7' 4" ( 3.84m x 2.24m )

Window to the front and radiator.

## Dining Room

11' x 6' 11" ( 3.35m x 2.11m )

Window to the front and radiator.

## Kitchen

11' 3" x 10' 6" ( 3.43m x 3.20m )

Kitchen comprising of base units with work surfaces over, sink drainer unit, central heating boiler, radiator, integrated oven and hob and complementary tiling. Window to the front and door to the front.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

11' 8" x 7' 9" ( 3.56m x 2.36m )

Window to the front and to the side.

## Bedroom Two

11' 9" x 10' 3" ( 3.58m x 3.12m )

Window to the front.

## Bathroom

Window to the front., bath with shower over, WC, hand wash basin and storage cupboard.

## Front Of Property

To the front of the property is an easy to maintain courtyard garden.



**view this property online** [williamhbrown.co.uk/Property/LHS118084](http://williamhbrown.co.uk/Property/LHS118084)



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## Daneshill Road, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDS 17/04/2024 AT 3PM
- Two Bedroom End Terrace

Tenure: Freehold EPC Rating: E

guide price

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS118084 - 0010

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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