



**Henley Crescent, Leicester LE3 2SE**



**welcome to**

## **Henley Crescent, Leicester**

A three bedroom semi-detached offering entrance hall, downstairs WC, lounge, dining room & kitchen downstairs with the three bedrooms & bathroom upstairs. The property has off road parking & a rear garden. An ideal property for investors. No upward chain. Requires modernisation

### **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.

### **Entrance Hall**

Door to the front.

### **W C**

With WC

### **Lounge**

11' 5" x 10' 10" ( 3.48m x 3.30m )

Bay window to the front, fire place and radiator.

### **Dining Room**

10' x 7' 2" ( 3.05m x 2.18m )

Window to the rear and radiator.

### **Kitchen**

11' 2" x 9' 8" ( 3.40m x 2.95m )

With wall and base units with work surfaces over, sink drainer unit, extractor fan and space for appliances.

### **First Floor Landing**

Window to the side and storage cupboard.

### **Bedroom One**

9' 10" x 9' 4" ( 3.00m x 2.84m )

Window to the rear, built in storage and radiator

### **Bedroom Two**

10' 10" x 8' 8" ( 3.30m x 2.64m )

Window to the front and radiator

### **Bedroom Three**

7' 11" x 6' 3" ( 2.41m x 1.91m )

Window to the front, built in storage and radiator

### **Bathroom**

Window to the rear, bath, WC, hand wash basin and radiator.



### **Front & Rear Of Property**

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden with a storage shed, a brick workshop and a side gate.



### **Agent Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly



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## Henley Crescent, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached
- Three Bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£175,000**



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.

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Property Ref:  
LHS116546 - 0008

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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.

  
william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



[williamhbrown.co.uk](http://williamhbrown.co.uk)