



**Glengarry Close, Leicester LE3 6RP**



**welcome to**

## **Glengarry Close, Leicester**

A two bedroom semi-detached property in need of improvements and ideal for a first time buyer or investor offering an entrance hall, a good size lounge and kitchen downstairs. To the first floor are two bedrooms and a bathroom. To the rear is an enclosed garden and a driveway to the side

### **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 and radiator

### **Lounge**

14' 8" x 11' 9" ( 4.47m x 3.58m )  
Double glazed window to the front and radiator.

### **Kitchen**

14' 7" x 8' 1" ( 4.45m x 2.46m )  
Wall and base units with work surfaces over, sink drainer unit, central heating boiler, radiator and space for appliances. Double glazed window to the rear and door to the rear

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

10' 11" x 9' 6" ( 3.33m x 2.90m )  
Two double glazed windows to the front, storage cupboard and radiator

### **Bedroom Two**

10' 6" x 7' 5" ( 3.20m x 2.26m )  
Double glazed window to the rear and radiator

### **Bathroom**

Double glazed window to the rear, shower, WC, hand wash basin and towel rail

### **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.





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## Glengarry Close, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDS 27/08/2024 at 2:30PM
- Two Bedroom Semi-Detached

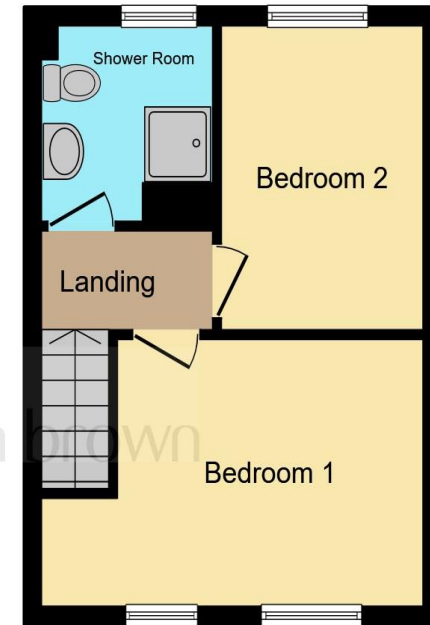
Tenure: Freehold EPC Rating: C

guide price

**£125,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS118354 - 0013

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