



**Watkin Road, Leicester LE2 7HW**

**welcome to**

## **Watkin Road, Leicester**

A three bedroom, three story town house offering an entrance hall, lounge, kitchen, three bedrooms, one with en-suite a bathroom and a shower room. To the rear of the property is an easy to maintain garden laid to lawn. The property benefits from having a gated driveway.

##Invalid Field Name##

### **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 side, under stairs storage cupboard and radiator.

### **Bedroom Two**

11' 5" x 8' 8" ( 3.48m x 2.64m )  
Window to the front and radiator.

### **Bedroom Three**

11' 5" x 8' 10" ( 3.48m x 2.69m )  
Window to the rear, integrated cupboard and radiator.

### **En-Suite**

With shower cubicle, WC, hand wash basin and radiator.

### **Bathroom**

Bath, WC, hand wash basin and radiator.

### **First Floor Landing**

With stairs rising from the ground floor and stairs rising to the second floor.

### **Lounge**

12' 9" x 11' 4" ( 3.89m x 3.45m )  
French doors to the front leading to a juliet balcony, window to the side, door to the first floor terrace and radiator.

### **Kitchen**

14' 1" x 11' 4" ( 4.29m x 3.45m )  
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, central heating boiler, radiator, integrated oven, hob and extractor fan. Window to the rear.





## Second Floor Landing

Stairs rising from the first floor and doors to the second floor terrace.

## Bedroom One

11' 5" x 8' 9" ( 3.48m x 2.67m )

Window to the rear and radiator.

## Shower Room

Window to the front, shower cubicle, WC and hand wash basin.

## Parking

The property benefits from having a gated driveway.

## Rear Of Property

To the rear of the property is an easy to maintain garden laid to lawn.

## Agent Note

The Vendor has advised that there is a service charge of £132 every 6 months payable to Premier Estates for the upkeep of the communal areas.



***view this property online*** [williamhbrown.co.uk/Property/LHS118522](http://williamhbrown.co.uk/Property/LHS118522)



welcome to

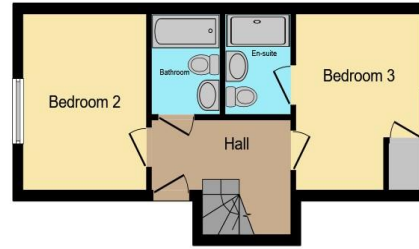
## Watkin Road, Leicester

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

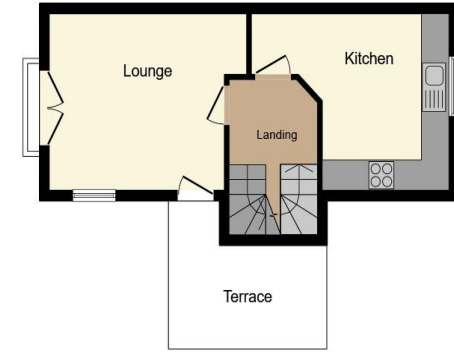
Tenure: Freehold EPC Rating: B

guide price

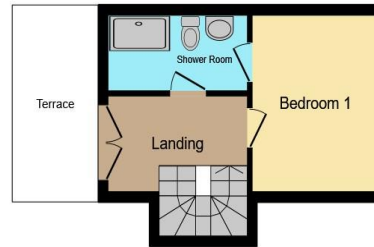
**£270,000**



Ground Floor



First Floor



Second 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)

**view this property online** [williamhbrown.co.uk/Property/LHS118522](http://williamhbrown.co.uk/Property/LHS118522)



Property Ref:  
LHS118522 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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)