



**Uppingham Road, Leicester LE5 2DP**



**welcome to**

## **Uppingham Road, Leicester**

A five bedroom detached property in a popular area offering a lounge, dining room, kitchen, utility room and WC downstairs with the five bedrooms, shower room and storage room upstairs. The property features a huge driveway and huge garden, also accessible by side access. In need of modernisation.

##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 front and radiator

### **W C**

With WC

### **Lounge**

18' 11" x 11' 11" ( 5.77m x 3.63m )  
Double glazed window to the rear, gas fire and radiator. Opens to the dining room.

### **Dining Room**

14' 11" x 15' 1" ( 4.55m x 4.60m )  
Double glazed bay window to the front, radiator and electric fire. Opens to the lounge.

### **Kitchen**

18' 2" x 7' 10" ( 5.54m x 2.39m )  
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit and space for appliances. Three double glazed windows to the rear.

### **Utility Room**

5' 3" x 3' 3" ( 1.60m x 0.99m )

### **First Floor Landing**

Double glazed window to the side and radiator

### **Bedroom One**

14' 9" x 13' 6" ( 4.50m x 4.11m )  
Double glazed bay window to the front, built in wardrobe and radiator

### **Bedroom Two**

12' x 10' 9" ( 3.66m x 3.28m )  
Double glazed window to the rear, built in wardrobe and radiator





### **Bedroom Three**

15' 4" x 8' 7" ( 4.67m x 2.62m )

Double glazed bay window to the front, built in wardrobe and radiator

### **Bedroom Four**

8' 8" x 8' 1" ( 2.64m x 2.46m )

Double glazed window to the rear and radiator

### **Bedroom Five**

10' 7" x 9' ( 3.23m x 2.74m )

Double glazed window to the front, built in wardrobe and radiator

### **Shower Room**

Double glazed window to the rear, shower, WC, bidet, hand wash basin and towel radiator.

### **Storage Room**

7' 11" x 3' 8" ( 2.41m x 1.12m )

Double glazed window to the rear

### **Garage**

16' 1" x 8' 6" ( 4.90m x 2.59m )

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

To the front of the property is a large driveway providing off road parking for several vehicles. To the rear of the property is a large garden with three storage sheds and side access,

### **Agents Note**

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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## Uppingham Road, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- AUCTION ENDS 8TH AUGUST 2024 AT 2.30PM.
- Five Bedroom Detached

Tenure: Freehold EPC Rating: E

guide price

**£475,000**



Ground Floor



First Floor

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:  
LHS118567 - 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.

  
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