



**Lambert Road, Leicester LE3 2BP**

**welcome to**

## **Lambert Road, Leicester**

A two bedroom mid-terraced house located in a popular area offering lounge, dining room, kitchen, two bedrooms and a bathroom. To the front of the property is a small garden. To the rear of the property is an easy to maintain garden. The property requires some modernisation. No upper chain

### **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 Porch**

Door to the front.

### **Lounge**

14' 1" x 11' 3" ( 4.29m x 3.43m )  
Door to the front, bay window to the front, built in cupboard, fire place and radiator.

### **Dining Room**

11' 7" x 11' 3" ( 3.53m x 3.43m )  
Original timber french door with stained glass to the rear, a real flame gas fire with surround and radiator.

### **Kitchen**

12' 7" x 6' 1" ( 3.84m x 1.85m )  
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the side and door to the garden.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

14' 2" x 12' 9" ( 4.32m x 3.89m )  
Bay window to the front, built in cupboard and radiator.

### **Bedroom Two**

Window to the rear, built in cupboard and radiator.

### **Bathroom**

Window to the rear, bath with shower over, combi boiler, WC and hand wash basin.

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

To the front of the property is a small garden. To the rear of the property is an easy to maintain garden laid to lawn with a shed.





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## Lambert Road, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terraced
- Two Bedrooms

Tenure: Freehold EPC Rating: D

guide price

**£130,000**



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:  
LHS118470 - 0003

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