



**Paton Street, Leicester LE3 0BE**

**welcome to**

## **Paton Street, Leicester**

A Three bedroom mid-terraced property located in a key location offering an entrance hall, lounge, dining room, kitchen, utility room, three bedrooms. a shower room and a bathroom. To the rear of the property is a small yard. Ideal Investment property.

### **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' x 9' 10" ( 4.27m x 3.00m )

Double glazed bay window to the front, integrated cupboard and radiator.

### **Dining Room**

11' 10" x 13' ( 3.61m x 3.96m )

Double glazed window to the rear and radiator.

### **Kitchen**

14' 4" x 8' 3" ( 4.37m x 2.51m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Double glazed window to the side and door to the side

### **Utility Room**

Double glazed window to the side.

### **Shower Room**

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

### **First Floor Landing**

Loft access and radiator.

### **Bedroom One**

14' x 13' ( 4.27m x 3.96m )

Double glazed bay window to the front, integrated cupboard and radiator.

### **Bedroom Two**

12' x 10' ( 3.66m x 3.05m )

Double glazed window to the rear and radiator



### **Bedroom Three**

11' 9" x 8' 5" ( 3.58m x 2.57m )

Double glazed window to the rear and radiator



### **Bathroom**

Double glazed window to the side, bath with shower over, WC, hand wash basin and towel rail.

### **Rear Of Property**

To the rear of the property is a small yard.



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## Paton Street, Leicester

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

Tenure: Freehold EPC Rating: C

guide price

**£180,000**



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:  
LHS118582 - 0006

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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.

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