



**Brookhouse Street, Leicester LE2 0JD**

**welcome to**

## **Brookhouse Street, Leicester**

Rare three bedroom detached house on Brookhouse Street, LE2 0JD, in Leicester city centre. Features a spacious lounge, dining room, and large kitchen on the ground floor, with two bedrooms and a bathroom on the first floor, plus a third bedroom on the second floor

### **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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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

### **Lounge**

13' 8" x 10' ( 4.17m x 3.05m )  
Window to the front and two radiators.

### **Dining Room**

9' 9" x 13' 3" ( 2.97m x 4.04m )  
Window to the rear, integrated cupboard and radiator.

### **Kitchen**

21' x 5' 7" ( 6.40m x 1.70m )  
Fitted kitchen comprising of base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Two windows to the side and door to the side

### **First Floor Landing**

Stairs rising from the ground floor and radiator.

### **Bedroom One**

11' 11" x 13' 2" ( 3.63m x 4.01m )  
Bay window to the front, fitted wardrobe and two radiators.

### **Bedroom Two**

10' x 10' 2" ( 3.05m x 3.10m )  
Window to the rear, fitted wardrobe and radiator.

### **Bathroom**

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

### **Second Floor Landing**

Stairs rising from the first floor.





### **Bedroom Three**

11' 9" x 12' 5" ( 3.58m x 3.78m )

Window to the front, integrated wardrobe and radiator.

### **Rear Of Property**

To the rear of the property is a small yard with alleyway access.

### **Parking**

Parking is available with a parking permit which can be purchased from the local council for approximately £30 per year.



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## Brookhouse Street, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Rare Detached Property
- Spacious Kitchen & Dining

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

guide price

**£200,000**



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:  
LHS119022 - 0005

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