



Bisley Street, Leicester LE3 0DA

welcome to

Bisley Street, Leicester

A three bedroom mid terraced property offering a lounge, dining room, fitted kitchen, downstairs WC, three bedrooms and a bathroom. To the rear of the property is an easy to maintain paved garden. The property is close to local amenities and transport links.

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.

Lounge

11' 11" x 11' 1" (3.63m x 3.38m)
Bay window to the front and radiator.

Dining Room

11' 11" x 11' 1" (3.63m x 3.38m)
Window to the rear and radiator.

Kitchen

13' 4" x 7' 1" (4.06m x 2.16m)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob. Window and door to the side.

W C

With WC

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' 8" x 11' 5" (3.86m x 3.48m)
Window to the front and radiator.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)
Window to the rear and radiator.

Bedroom Three

10' 3" x 6' 5" (3.12m x 1.96m)
Window to the rear and radiator.

Bathroom

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





Rear Of Property

To the rear of the property is an easy to maintain paved garden with a generous sized outbuilding and side access.

Agents Note

The vendor has advised that parking is available with a permit at a cost of £35. Any prospective buyer is advised to clarify this information with their legal representative.



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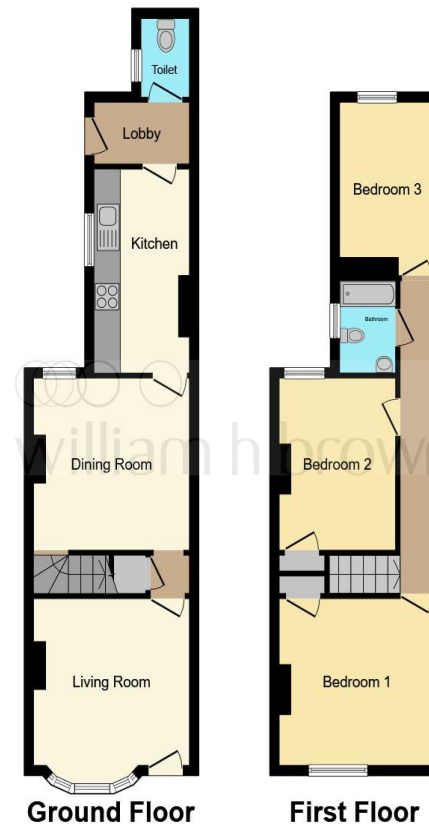
Bisley Street, Leicester

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

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

guide price

£160,000



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

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Property Ref:
LHS119945 - 0002

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