



Wendys Close, Leicester LE5 2HY

welcome to

Wendys Close, Leicester

A charming one-bedroom bungalow in a lovely cul-de-sac with an en bloc garage. Features a cosy entrance reception, functional kitchen, bedroom, bathroom, low-maintenance paved rear garden and solar panels. Ideal for first-time buyers and downsizers alike



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 Porch

Door to the side.

Lounge

12' 9" max x 12' max (3.89m max x 3.66m max)

Window to the front, fire place, carpeted and radiator.

Kitchen

10' 11" x 7' 4" (3.33m x 2.24m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the rear.

Bedroom

11' 3" x 10' 11" (3.43m x 3.33m)

Window to the rear and radiator.

Bathroom

Window to the rear, wood panelled bath with shower over, WC, hand wash basin, storage cupboard and radiator.

Loft Space

The loft is insulated.

Garage

Garage en bloc at the front

Front Garden

The front garden has a paved area and a small border.

Rear Garden

The rear garden is paved with a couple of small low maintenance borders.



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Wendys Close, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom Bungalow
- En Bloc Garage

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

guide price

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS120198 - 0007

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