



Thirlmere Drive, Loughborough

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ATTENTION FIRST TIME BUYERS AND INVESTORS A versatile three bedroom semi-detached dormer bungalow in Loughborough with entrance hallway, lounge, kitchen, study/dressing room, three well-proportioned bedrooms, bathroom, driveway to the front and a rear garden. Call now 01509 214686.

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

The property is entered to the side through a double glazed door and has laminate flooring, a radiator, with doors off to the lounge, kitchen, bedroom one and family bathroom and with stairs leading off to the first floor rooms.

Lounge

The lounge has carpeted flooring, with a gas fire, radiator, two ceiling fans and a double glazed window to the side.

Kitchen

The kitchen has wall and base units, one & a half sink drainer, four ring gas hob, oven and grill, wall-mounted combi boiler, space for fridge freezer, built in dishwasher, radiator and double glazed windows to the side and the rear elevation.

Study/Dressing Room

The study is accessed from bedroom one via a sliding door and can be used as either a study or dressing room and has carpeted flooring, a radiator and a double glazed window to the rear elevation.

Bedroom One

Bedroom one has carpeted flooring, a radiator and a double glazed window to the rear elevation.

Family Bathroom

The bathroom is part tiled with a three piece suite which comprising of bath with electric shower over, pedestal wash hand basin and low level wc.





Landing

The landing has carpeted flooring and access to the other two bedrooms.

Bedroom Two

Bedroom two has carpeted flooring, a radiator and a double glazed window.

Bedroom Three

Bedroom three has carpeted flooring, a radiator and a double glazed window.

Outside

To the front of the property is a driveway leading to the separate brick built garage. At the rear of the property is a pleasant rear garden which has got lawn and patio areas, with a patio trail through to the garden a fence to boundaries with flower beds and shrubs.



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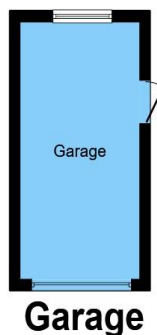
Thirlmere Drive, Loughborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi-Detached House
- Three Well Proportioned Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£210,000



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:
LBH114326 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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