



**Havelock Street, Loughborough**

**welcome to**

## **Havelock Street, Loughborough**

CALLING ALL INVESTORS!! A FANTASTIC OPPORTUNITY to purchase this THREE BEDROOM end of terrace in the popular GOLDEN TRIANGLE, with two reception rooms, kitchen and ground floor bathroom, three well proportioned bedrooms and a pleasant rear garden. CALL NOW TO VIEW!

### **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.

### **Lounge**

12' 3" x 11' 5" ( 3.73m x 3.48m )  
The front reception room has a gas wall fire, a double glazed window to the front, radiator, metre cupboard, door to second reception room.

### **Dining Room**

12' 5" x 12' 3" ( 3.78m x 3.73m )  
The second reception room has a gas wall fire, double glazed window to the rear, radiator, stairs off to the first floor and a useful understairs cupboard.

### **Kitchen**

10' 2" x 7' 2" ( 3.10m x 2.18m )  
The kitchen has a range of base and wall units with roll edge work surfaces over, a single sink, plumbing for a washing machine, space for fridge, freezer and cooker, double glazed window and a back door.

### **Lobby**

The rear lobby connects the kitchen and the bathroom and provides additional storage.

### **Ground Floor Shower Room**

The ground floor shower room has a suite comprising corner shower cubicle with shower over, low level wc, wash hand basin with tiled surround, double glazed window to the rear.

### **Landing**

with stairs rising from the ground floor and doors off to all bedrooms.



### **Bedroom One**

15' 6" max x 11' 6" ( 4.72m max x 3.51m )

Bedroom one has a double glazed window to the front, radiator, built in storage.



### **Bedroom Two**

12' 6" x 12' 4" ( 3.81m x 3.76m )

Bedroom two has an airing cupboard housing the water cylinder and boiler, a double glazed window to the rear and a radiator.

### **Bedroom Three**

9' 6" x 7' 2" ( 2.90m x 2.18m )

Bedroom three has a double glazed window to the rear and radiator.



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## Havelock Street, Loughborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- IDEAL INVESTMENT OPPORTUNITY
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

**£130,000**



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:  
LBH114344 - 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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