



Poplar Road, LOUGHBOROUGH

welcome to

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A Three-bedroom mid-town house offered for sale with no onward chain, with an open aspect to the rear OVERLOOKING THE GOLF COURSE! With entrance hall, lounge/diner, breakfast kitchen, three bedrooms and a bathroom. The property has no chain, call no to arrange a viewing on 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 via a front door into the reception hallway, with stairs off to the first floor, the wall mounted combination boiler, a upvc double glazed window to the front and useful understairs storage, with doors to the lounge and kitchen.

Lounge/Diner

17' 10" max x 12' 7" max (5.44m max x 3.84m max)
The lounge diner has a gas coal effect fire with brick surround and backcloth, a radiator, upvc double glazed windows to the front and rear elevation.

Breakfast Kitchen

11' 6" x 11' (3.51m x 3.35m)
The kitchen has vinyl flooring, is fitted with a range of base and wall mounted units with work surfaces over, a single sink with drainer and tiled splashbacks, space for a gas oven, fridge, freezer and plumbing for a washing machine, a upvc double glazed window to the rear and a back door to the rear lobby.

Landing

The landing has stairs rising from the ground floor, doors off to all first-floor rooms, useful built in storage, access to the loft and a upvc double glazed window to the front.

Bedroom One

13' 4" x 9' 9" (4.06m x 2.97m)
Bedroom one has a upvc double glazed window to the rear, radiator.





Bedroom Two

13' x 9' 10" (3.96m x 3.00m)

Bedroom two has a upvc double glazed window to the rear, radiator.

Bedroom Three

10' 3" max x 7' 8" max (3.12m max x 2.34m max)

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

Bathroom

The main bathroom has a three-piece suite comprising bath with shower over, low level wc, pedestal wash hand basin, partially tiled walls and a upvc double glazed window.

Outside

Outside to the front there is a garden with established borders, a pathway to the front door and side access to the rear.

The rear garden is a particular feature, with a patio seating area, a brick outhouse/store and a wc, is mainly laid to lawn with well stock borders and fencing to all sides. The rear garden overlooks the golf course to the rear.



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Poplar Road, LOUGHBOROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM MID TOWN HOUSE
- OVERLOOKING THE GOLF COURSE TO THE REAR

Tenure: Freehold EPC Rating: D

guide price

£150,000



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:
LBH114266 - 0003

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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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