



Dulverton Close, Loughborough

welcome to

Dulverton Close, Loughborough

Offered for sale with NO CHAIN! Situated within Loughborough's popular 'Forest-Side' location is this semi-detached home on Dulverton Close. In brief, comprising hallway, kitchen, lounge, two bedrooms, dining room/bedroom three, bathroom, additional wc, front and rear gardens, garage and driveway!

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 Hallway

The property is entered through the side door into the hallway which has a storage cupboard, carpeted flooring, a radiator, doors to the lounge, dining room, kitchen and bathroom with stairs leading to the first floor.

Kitchen

12' 2" x 7' 7" (3.71m x 2.31m)
The kitchen has a range of wall and base units, washing machine and dishwasher, sink drainer with mixer tap, fridge freezer and cooker, a radiator and double-glazed windows to the front and side.

Lounge

10' 8" into chimney recess x 15' 8" plus recess (3.25m into chimney recess x 4.78m plus recess)
With carpeted flooring, understairs cupboard space, a radiator, gas fire with back boiler and a double-glazed window to the front.

Dining Room/Bedroom Three

12' 2" x 10' 7" (3.71m x 3.23m)
This room offers flexibility in its uses and has previously been used as both a dining room and a bedroom. It has carpeted flooring, two radiators, and a double-glazed window to the rear.

Bathroom

A three-piece suite with low level wc, wash hand basin and a bath, radiator and a double-glazed window to the side.





Landing

A carpeted landing with access to the two bedrooms, a door to the additional wc, and a double-glazed window to the rear.

Bedroom One

10' 10" x 10' 8" into recess (3.30m x 3.25m into recess)
The main bedroom has carpeted flooring, a radiator, a double-glazed window to the front and an airing cupboard.

Bedroom Two

7' 7" x 14' (2.31m x 4.27m)
Bedroom two has a storage cupboard, fitted wardrobes, a radiator and carpeted flooring,

Wc

A low level wc and wash hand basin with a double-glazed window to the rear.



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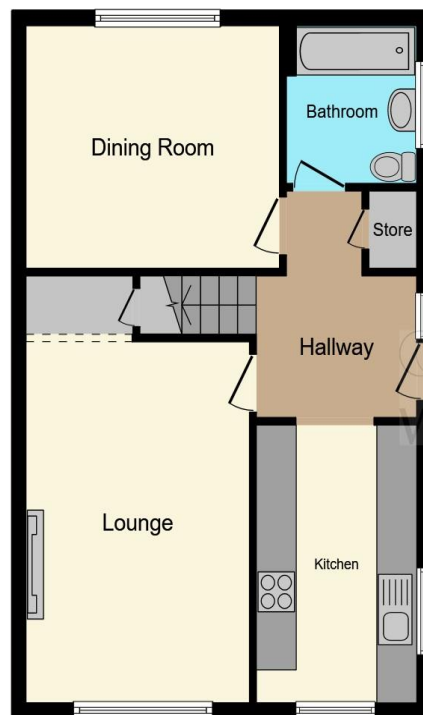
Dulverton Close, Loughborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular Forest Side Location
- Semi Detached Home

Tenure: Freehold EPC Rating: D

guide price

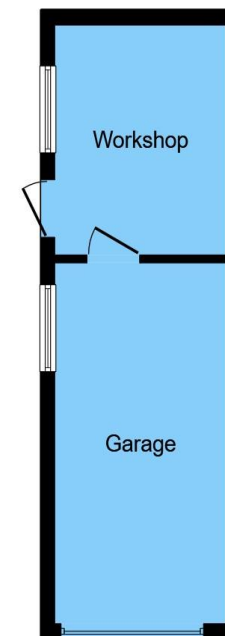
£200,000



Ground Floor



First Floor



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
LBH114876 - 0004

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