



Hayward Avenue, Loughborough

welcome to

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NO ONWARD CHAIN this three-bedroom semi-detached house occupying a cul de sac position close to Charnwood Water. Internal viewing is highly recommended to appreciate the accommodation on offer.

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

Property is entered via a upvc double glazed front door into the entrance hallway which in turn has a door leading which has stairs rising to the first floor and a door leading through to the kitchen.

Kitchen Space

18' 2" maximum x 11' maximum (5.54m maximum x 3.35m maximum)

The kitchen space has laminate flooring, a range of base and wall mounted units with work surfaces over, space and plumbing for a washing machine, integrated fridge, gas hob with overhead extractor, ample space for a dining table and chairs, upvc double glazed window to the rear and French doors leading to the rear garden. There's also an opening through to the lounge.

Lounge

12' 10" x 11' 10" (3.91m x 3.61m)

The lounge has an electric fire and upvc double glazed windows to the front and side elevation.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, airing cupboard housing the combination boiler, access to the loft and doors off to all bedrooms.

Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

Bedroom one has a upvc double glazed window to the front and a radiator.

Bedroom Two

10' 2" x 9' 6" (3.10m x 2.90m)

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



Bedroom Three

8' 1" x 8' 2" (2.46m x 2.49m)

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

Bathroom

The bathroom is fitted with a four-piece suite that comprises of bath, low level wc, pedestal wash hand basin corner shower cubicle with shower over, is mostly tiled with a upvc double glazed window to the front.

Outside

To the front of the property there is a pathway leading to the front door with a gravelled front garden and to the rear there is a decked seating area. The garden is gravelled for low maintenance with fencing and hedging to boundaries with a private aspect.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached
- Cul De Sac

Tenure: Freehold EPC Rating: C

guide price

£170,000



Ground Floor



First Floor

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:
LBH115030 - 0004

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william h brown



01509 214686



loughborough@williamhbrown.co.uk



22-23 Swan Street, LOUGHBOROUGH,
Leicestershire, LE11 5BL



williamhbrown.co.uk