



Conway Close, LOUGHBOROUGH

welcome to

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****FOR SALE**** this semi-detached property occupying an excellent plot and Situated in a highly popular Thorpe Acre area of Loughborough with all amenities close by. Internal viewing highly recommended.

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

Entrance to the property is via a upvc double glazed front door into the entrance hallway. The entrance hallway has a radiator, stairs rising to the first floor and a door to the lounge,

Lounge

12' 8" x 10' 9" (3.86m x 3.28m)
The lounge has coving to the ceiling, carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m)
The kitchen is fitted with a range of base and wall mounted units, a washing machine, ceramic sink with drainer, gas hob and cooker, Neff extractor fan, a fridge freezer, a tumble dryer, tiled splashbacks, tiled flooring and a boiler that has been recently serviced.

Dining Room

7' 8" x 11' 6" (2.34m x 3.51m)
The dining room has tiled flooring, French double doors to the rear, storage under the stairs and a radiator.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, an airing cupboard, an insulated but not boarded loft and doors to all first-floor rooms.





Bedroom One

11' x 8' 7" (3.35m x 2.62m)

Bedroom one has wooden flooring, coving to the ceiling, a upvc double glazed window to the front elevation and a storage cupboard.

Bedroom Two

9' 4" x 8' 5" (2.84m x 2.57m)

Bedroom two has carpeted flooring, coving to the ceiling, a upvc double glazed window to the rear elevation and a radiator.

Bedroom Three

9' x 6' (2.74m x 1.83m)

Bedroom three has carpeted flooring, coving to the ceiling and a upvc double glazed window to the rear elevation.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and a hand wash basin, vinyl flooring, partially tiled walls, coving to the ceiling, heated towel rail and a upvc double glazed window to the front elevation.

Outside

To the rear of the property there is a side gate for access, patio seating area, planted borders , lawn laid and fenced to all boundaries.

Garage

9' 4" x 18' 5" (2.84m x 5.61m)

The garage has lighting and electrics with an up and over front door, with a personal door to the rear.



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Conway Close, LOUGHBOROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Rear Garden
- Three Well-proportioned Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: B

guide price

£220,000



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Property Ref:
LBH115417 - 0005

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