



Conway Close, LOUGHBOROUGH

welcome to

Conway Close, LOUGHBOROUGH

A superb opportunity to acquire a well-maintained three-bedroom semi-detached family home and situated in a highly popular Thorpe Acre area of Loughborough. Set on an excellent end plot with lots of space for an extension, this property features a welcoming entrance, well proportioned rooms and

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 welcoming 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 enjoys natural light from the front facing window, has coving to the ceiling, carpeted flooring, a radiator and is adjacent to the dining room.

Dining Room

7' 8" x 11' 6" (2.34m x 3.51m)
The dining room opens via French doors to the rear patio and garden, creating a lovely flow for family living and entertaining. It also benefits from tiled flooring, a generous storage cupboard under the stairs and a radiator.

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.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, an airing cupboard, an insulated 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

Outside, the rear garden offers a patio seating area, a lawn set within well-defined planted borders and fenced boundaries, laid out in a private and easy to maintain manner]. To the front, the property gives off road parking via a driveway and benefits from the attached garage which offers additional storage.

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 personnel door to the rear.



view this property online williamhbrown.co.uk/Property/LBH115417



welcome to

Conway Close, LOUGHBOROUGH

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Three Well-proportioned Bedrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£210,000



view this property online williamhbrown.co.uk/Property/LBH115417



Property Ref:
LBH115417 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01509 214686



loughborough@williamhbrown.co.uk



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



williamhbrown.co.uk