



Foxhunter Drive, Oadby Leicester LE2 5FG

welcome to

Foxhunter Drive, Oadby Leicester

Visit the IAM Sold website - this auction is due to finish on Tuesday 16th July at 12:00

Located in a popular location is this semi-detached bungalow, benefitting from a garage and front & rear gardens. Call now to arrange a viewing.



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 Porch

Being approached via a door from the side and further door to the:

Entrance Hall

Having a cupboard and radiator.

Lounge

12' 5" max x 14' 10" (3.78m max x 4.52m)
There is a fireplace with gas fire, radiator and double glazed bay window to the front.

Kitchen

18' 8" x 8' 5" (5.69m x 2.57m)
Fitted with a range of wall and base units with work surfacing over, single drainer sink, oven, gas hob, plumbing for washing machine, radiator, double glazed window to the side and double glazed door to the rear.

Cloakroom

Fitted with a wash hand basin, WC and double glazed window to the side.

Bedroom One

12' 2" x 11' 3" max (3.71m x 3.43m max)
There are fitted wardrobes, radiator and double glazed window to the front.

Bedroom Two

8' 11" x 10' 8" (2.72m x 3.25m)
Having fitted wardrobes, radiator and double glazed window to the rear.

Shower Room

Fitted with a suite comprising of a walk-in shower, wash hand basin, WC, modern radiator and double glazed window to the rear.

Outside Front

The property is situated on a corner plot with a low maintenance front garden and driveway leading to the garage.

Garage

13' 1" x 18' 6" (3.99m x 5.64m)
Having electric up and over door, power and lighting and double glazed windows to the side and rear.

Rear Garden

The low maintenance slabbed rear garden has a shed.



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Foxhunter Drive, Oadby Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Good plot size
- Two bedroom bungalow

Tenure: Freehold EPC Rating: D

guide price

£250,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/OAD107536](https://www.williamhbrown.co.uk/Property/OAD107536)



Property Ref:
OAD107536 - 0005

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