



Laurel Drive, Oadby Leicester LE2 4RT

welcome to

Laurel Drive, Oadby Leicester

Located within a small development in a cul-de-sac location, this detached bungalow which provides well-proportioned accommodation to include three generous bedrooms and spacious lounge dining room. Outside enjoys front, side and rear gardens as well as an ample driveway and garage.



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 Hall

Loft access, two ceiling lights and storage cupboard.

Lounge Diner

13' 1" x 22' 1" (3.99m x 6.73m)

Double glazed window, two radiators, ceiling lighting, power points and TV point.

Kitchen

9' 10" x 9' 11" (3.00m x 3.02m)

Double glazed window and door, radiator, ceiling light, base and eye level cupboards, roll edge worktops, power points, four ring electric hob with extractor and over, dishwasher and washing machine spaces and integrated fridge freezer.

Bedroom

9' 1" x 9' 1" (2.77m x 2.77m)

Double glazed window, radiator, ceiling light and power points.

Bedroom

10' 10" x 10' 11" (3.30m x 3.33m)

Double glazed window, radiator, ceiling light and power points.

Bathroom

5' 1" x 8' (1.55m x 2.44m)

Two frosted double glazed windows, tiled walls, low level WC, pedestal wash hand basin, radiator, ceiling light and panelled bath with shower over.

Bedroom

10' 10" x 13' (3.30m x 3.96m)

Double glazed window, double glazed patio door, radiator, ceiling light and power points.

Ensuite

5' x 10' 1" (1.52m x 3.07m)

Double shower cubicle, pedestal wash hand basin, low level WC, frosted double glazed window, extractor, ceiling light and radiator.

Conservatory

9' x 9' 1" (2.74m x 2.77m)

Double glazed with French doors, power points and tiled flooring.

Outside Front

There is a driveway.

Garage

8' 1" x 17' (2.46m x 5.18m)

Having up and over door, power and lighting, double glazed window and door.

Rear Garden

Mainly laid to lawn with plant and shrub borders.



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Laurel Drive, Oadby Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Entrance Hall
- Lounge Diner & Conservatory
- Three Bedrooms & Bathroom
- Driveway & Garage
- NO UPPER CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£285,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
OAD108140 - 0004

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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



0116 271 9671



oadby@williamhbrown.co.uk



42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF



williamhbrown.co.uk