



Foxhunter Drive, Oadby Leicester LE2 5FG

welcome to

Foxhunter Drive, Oadby Leicester

Offered by modern method of auction is this two bedroom semi detached bungalow on the popular Foxhunter Drive in Oadby. Accommodation comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom. There is also off road parking, front and rear gardens and a garage. So make us an 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 Hall

Ceiling light, loft access, power point, storage heater.

Lounge

Double glazed window, storage heater, power points, tv point, ceiling lighting, gas fire with surround.

Kitchen

Double glazed window, base and eye level cupboards, roll edge worktops, gas cooker space, washing machine space, ceiling lighting, power points, door to the rear.

Lean To

Door to the garden.

Bedroom

Double glazed window, storage heater, power points, ceiling lighting.

Bedroom

Double glazed window, storage heater, power points, ceiling lighting, fitted wardrobe, airing cupboard.

Bathroom

Frosted double glazed window, panelled bath, storage heater, part tiled walls, wash hand basin, low level wc, ceiling lighting.

Front Garden

Off Road Parking



Garage

Up and over door.

Rear Garden

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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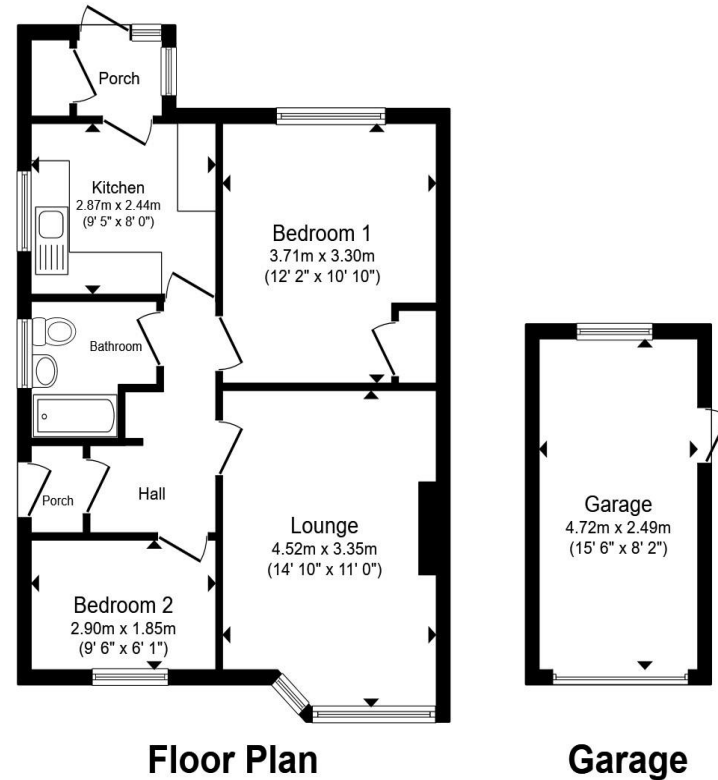
Foxhunter Drive, Oadby Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Entrance Hall & Lounge
- Kitchen & Lean To

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

guide price

£160,000



Total floor area 64.9 m² (698 sq.ft.) approx

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.propertybox.io


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Property Ref:
OAD108531 - 0004

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.

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