









## welcome to

# **Fitzwilliam Leys, Higham Ferrers**

This Four bedroom Detached home with driveway and garage comprises; ground floor, entrance hall, cloakroom, lounge, dining room, kitchen and utility. First floor Four bedrooms, en suite and bathroom. The garden is laid with lawn, gravel area, has a patio and gated access.

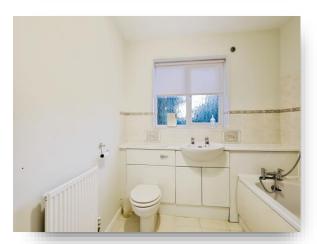












#### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, jamsold 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**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

### Cloakroom

WC, wash hand basin, tiling and radiator.

#### Lounge

16' 11" x 11' 2" ( 5.16m x 3.40m )

Double glazed bay window to the front aspect, two double glazed windows to the side aspect, fireplace with gas feed and solid fuel, radiator and French doors to the entrance hall.

#### **Dining Room**

11' 2" x 9' 8" ( 3.40m x 2.95m )

Double glazed French doors to the rear aspect, French doors to the lounge and radiator.

#### Kitchen

16' 2" x 10' 5" ( 4.93m x 3.17m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, plumbing for dishwasher, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the side aspect.

### **Utility Room**

6' 2" x 5' 1" ( 1.88m x 1.55m )

Double glazed window to the side aspect, work surface, a sink and drainer, splash backs, plumbing for washing machine, radiator, central heating boiler and door to the garage.

### **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

#### **Bedroom One**

18' x 15' 7" ( 5.49m x 4.75m )

Double glazed window to the front aspect, built in wardrobes, radiator, walk in dressing area and door to en suite.

#### **En Suite**

Double glazed obscure window to the side aspect, WC, wash hand basin with vanity unit, double shower cubicle, extractor fan, full tiling and heated towel rail.

#### **Bedroom Two**

11' 8" x 8' 2" ( 3.56m x 2.49m )

Double glazed window to the front aspect, built in wardrobes and radiator.

#### **Bedroom Three**

10' 5" x 10' 2" ( 3.17m x 3.10m )

Double glazed patio doors to a balcony at the rear aspect and radiator.

#### **Bedroom Four**

9' 10" x 8' 1" ( 3.00m x 2.46m )

Double glazed window to the rear aspect and radiator.

#### **Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, tiled flooring, bath with shower over, extractor fan, part tiling and radiator.

### **Externally**

#### Front

Driveway providing off road parking for several cars.

#### **Rear Garden**

Laid with lawn, gravel area, patio providing a seating area, outside wall lights and power socket, garden shed and gated side access.

### Garage

Accessed via up and over door from the driveway, power and lighting connected, storage in the eves and door to the utility room.





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# **Fitzwilliam Leys, Higham Ferrers**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- DETACHED HOME
- FOUR BEDROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

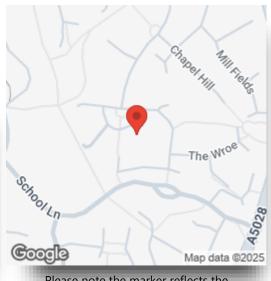
guide price

£375,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RSD109947



Property Ref: RSD109947 - 0003 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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