

FOR SALE



Abbey
Lettings & Sales



Ipswich Close

Leicester, LE4 1DQ

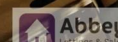
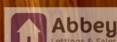
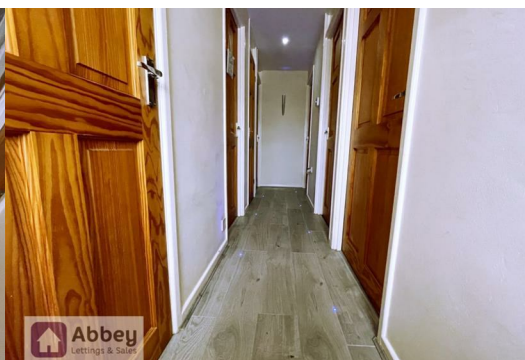
£105,000



Discover the perfect blend of functionality and sophistication with this chic 2 bedroom maisonette, offering an additional office space and special lighting for added ambiance. Ideal for any first time buyers or investors seeking a contemporary living space with versatile features.

The property comprises of entrance hall, lounge, kitchen/diner, office space, two bedrooms and family bathroom. The property also offers double glazed windows and gas central heating.

This stylish 1 bedroom maisonette offers the perfect combination of comfort, functionality, and contemporary design. Don't miss the opportunity to make this your new home. Contact us today to arrange a viewing and experience the charm of this exceptional property.



Entrance Lobby

Carpeted flooring, double glazed window, electric heater and entrance door.

First Floor Landing

Vinyl flooring with uplights, wall light points, spot light points, alarm system and double glazed window.

Lounge/Diner 17'3" x 11'5" (5.279 x 3.505)

Spot light points, two radiators, carpeted flooring, TV point, BT point and double glazed window

Kitchen 11'7" x 8'3" (3.533 x 2.537)

Ceiling spot light point, under cupboards spot light points, double glazed window, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated electric hob, oven and extractor fan, fridge freezer, cupboard housing boiler and tiled flooring.

Bedroom 1 13'5" x 8'10" (4.096 x 2.704)

Ceiling spot light points, radiator, carpeted flooring, double glazed window and TV cable.

Bedroom 2 14'0" x 5'6" (4.283 x 1.700)

Ceiling spot light points, radiator, carpeted flooring and double glazed window.

Bedroom 3/Office Area 8'3" x 5'1" (2.538 x 1.570)

Ceiling light points, electric radiator, carpeted flooring and double glazed window.

Bathroom 8'2" x 5'11" (2.494 x 1.805)

Ceiling spot light points, radiator, double glazed window, vinyl flooring, 3 piece bathroom suite comprising of bath with shower over it, pedestal wash hand basin, low level flush toilet and extractor fan.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

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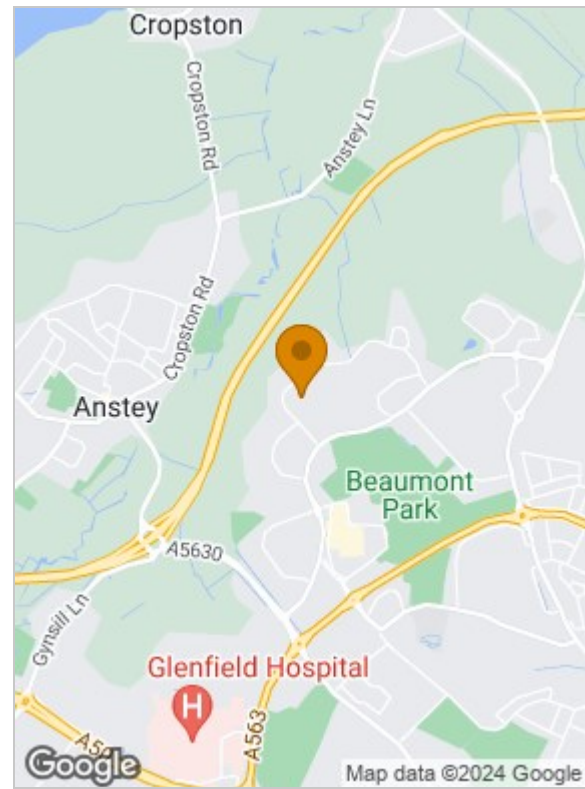
In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty

Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

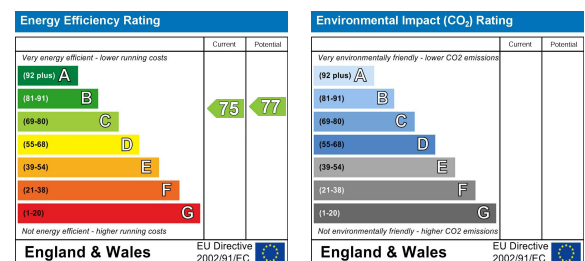
Area Map



Floor Plans



Energy Efficiency Graph



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