



## Briar Road, Thurnby Lodge

Guide Price £175,000

MODERN METHOD AUCTION. A TWO BEDROOM end terrace home in THURNBY LODGE with a delightful rear garden with patio & lawn. s.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D







**Entrance Hall**

With a window to the front elevation and a radiator.

**Lounge Diner 18' 11" x 9' 3" (5.77m x 2.82m)**

With a window to the front elevation, window to the rear elevation, French doors to the rear elevation, breakfast hatch and a radiator.

**Kitchen 13' 7" x 7' 3" (4.14m x 2.21m)**

With a window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, extractor fan, hob, oven, plumbing for two appliances and an understairs cupboard.

**First Floor Landing**

With a window to the side elevation and a loft hatch.

**Bedroom One 13' 11" x 7' 9" (4.24m x 2.36m)**

With a window to the front elevation, cupboard and a radiator.





**Bedroom Two** 10' 7" x 8' 11" (3.23m x 2.72m)

With a window to the rear elevation and a radiator.

**Bathroom** 6' 0" x 5' 4" (1.83m x 1.63m)

With a window to the rear elevation, bath with shower over, WC, wash hand basin, and a radiator.

**Rear Garden**

A low maintenance garden with a patio area, walk way, lawn and two sheds.

Parking For 2 vehicles

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

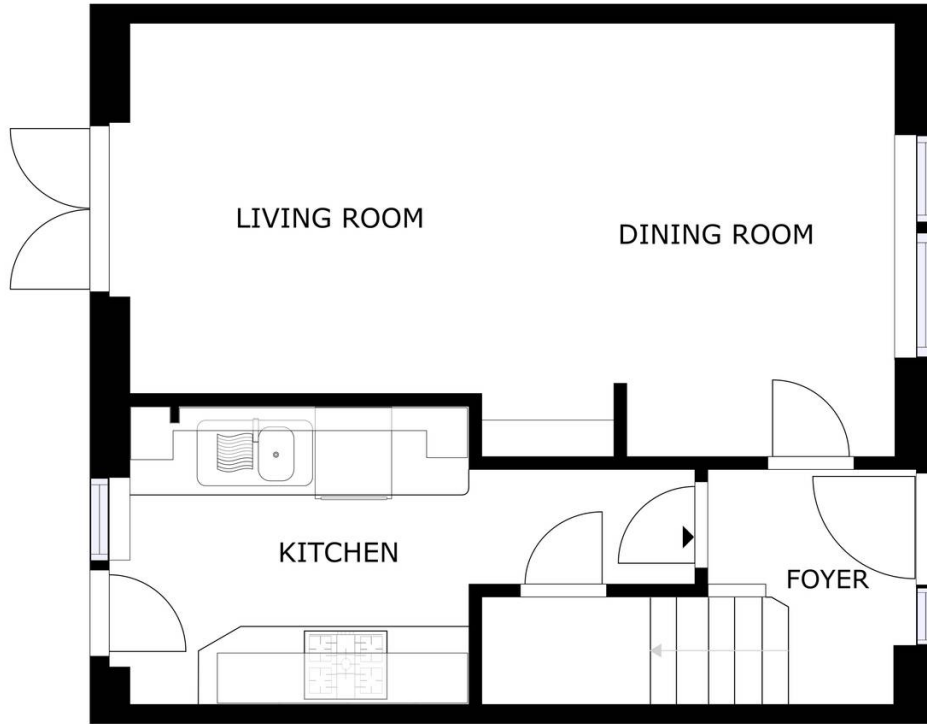
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



GROUND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 34.94 m<sup>2</sup>, SECOND FLOOR: 35.48 m<sup>2</sup>  
 TOTAL: 70.42 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SECOND FLOOR

GROSS INTERNAL AREA  
 GROUND FLOOR: 34.94 m<sup>2</sup>, SECOND FLOOR: 35.48 m<sup>2</sup>  
 TOTAL: 70.42 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.