



Primrose Hill, Oadby

Guide Price £225,000

FOR SALE VIA MODERN METHOD OF AUCTION: Chain-free semi-detached home in OADBY with DRIVEWAY, GARAGE, three BEDROOMS, and excellent LOCATION.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With tiled flooring, understairs storage and a radiator.

Living Room

20' 2" x 13' 3" (6.15m x 4.04m)

With a double-glazed window to the front elevation, double-glazed sliding patio doors to the rear elevation, laminate flooring and two radiators.

Kitchen

9' 10" x 8' 11" (3.00m x 2.72m)

With a double-glazed window to the rear elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, a hob, an extractor fan, an oven, a storage cupboard, tiled flooring and a radiator.

Reception Room Two / Bedroom Four

8' 10" x 6' 10" (2.69m x 2.08m)

With a double-glazed window to the front elevation, door to the rear elevation, laminate flooring and a radiator.



WC

3' 4" x 2' 11" (1.02m x 0.89m)

With WC.

First Floor Landing

With a double-glazed window to the side elevation.

Bedroom One

12' 5" x 11' 4" (3.78m x 3.45m)

With a double-glazed window to the front elevation and a radiator.

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

With a double-glazed window to the rear elevation and a radiator.

Bedroom Three

9' 4" x 6' 9" (2.84m x 2.06m)

With a double-glazed window to the front elevation, storage cupboard and a radiator.

Bathroom

9' 9" x 5' 11" (2.97m x 1.80m)

With a double-glazed window to the rear elevation, double-glazed window to the side elevation, laminate flooring, bath, Wc, wash hand basin and a heated towel rail.

Garden

With a lawn area.

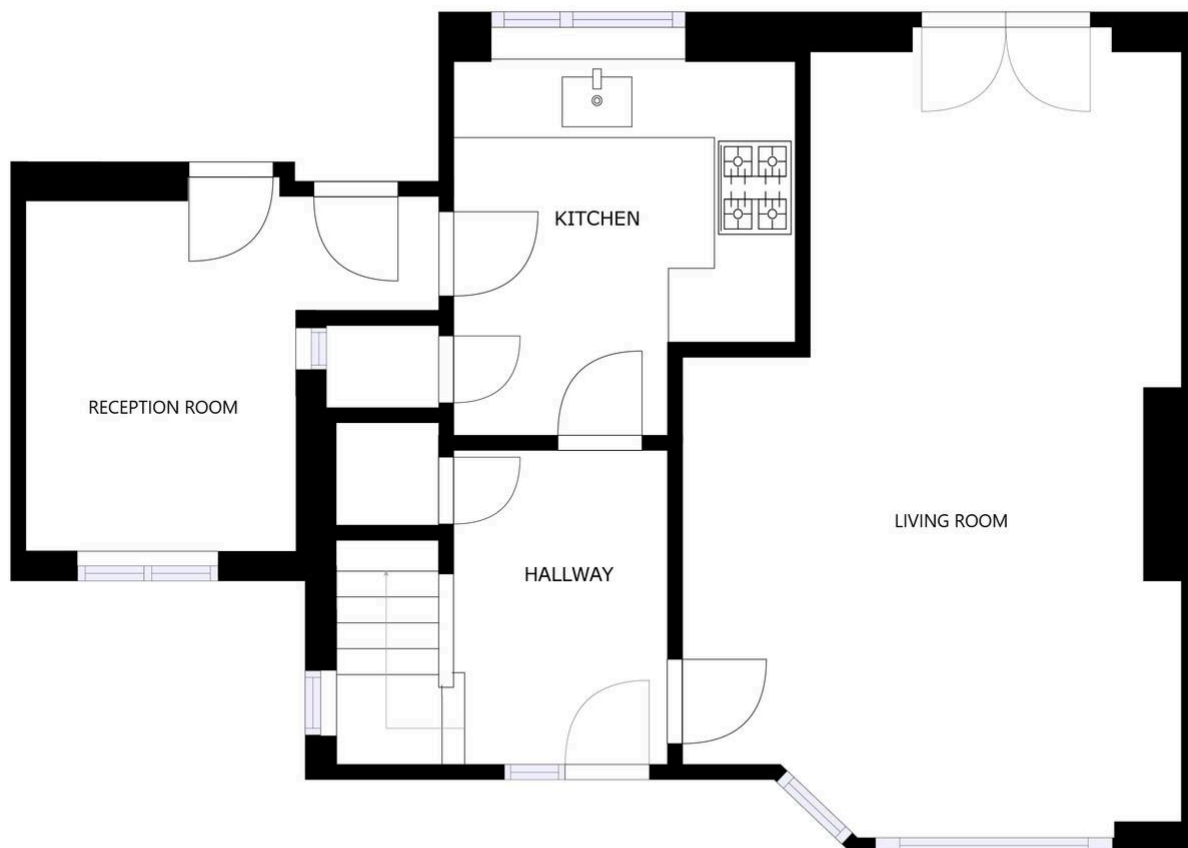
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

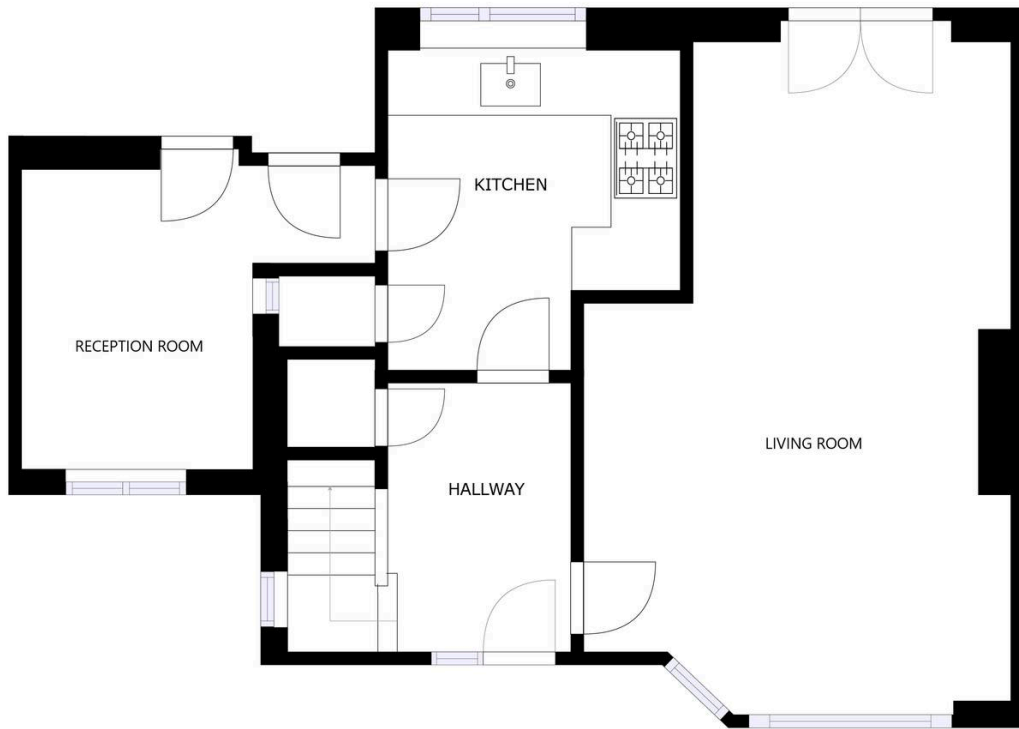


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We'll keep you moving...



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FLOOR 1

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FLOOR 2

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You can ~~well keep your home...~~ The text can be modified upon generating your brochure.



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