

Aston & Co

ESTATE & LETTING AGENTS



66 Fosse Way

Syston, Leicester, LE7 1NE

£250,000



3



1



1



D

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £250,000 + Reservation Fee. Set in the popular town of Syston this well proportioned, spacious three bedroom semi detached bungalow is a must view for potential buyers. The accommodation briefly consists of; entrance hall, a 22ft plus lounge-diner, kitchen-diner, bathroom and two good size bedrooms to the ground floor with a further double bedroom to the first floor. The property also benefits from uPVC double glazing, gas central heating, front and rear gardens, off road parking and a garage.

- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- No Upwards Chain
- Extended Dormer Bungalow
- Three Good Size Bedrooms
- Full Length Lounge-Diner
- Garage & Off Road Parking
- Well Presented Rear Garden
- uPVC DG & GCH
- EPC Rating D / Council Tax Band C / Freehold



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 £6,600.00 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 Arrangement

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.

Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy

Draft Details Await Vendors Approval

The Property

The property is entered via a double glazed door leading into.

Entrance Hall

6'3 x 17'2 (1.91m x 5.23m)

With stairs to the first floor and provides access to the following.

Lounge-Diner

11'2 x 27'10 (3.40m x 8.48m)

(maximum measurements) With gas fire and feature fire place, window to the front and patio door leading to the rear garden.

Kitchen

15'6 x 8'11 (4.72m x 2.72m)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a free standing cooker, plumbing for a washing machine and a sink and drainer unit.

Bathroom

6'11 x 9'4 (2.11m x 2.84m)

Fitted with a three piece suite comprising low level wc, basin and bath.

Bedroom One

12'6 x 10'10 (3.81m x 3.30m)

With window to the front.

Bedroom Two

9'11 x 9'4 (3.02m x 2.84m)

With window to the side.

Bedroom Three

11'9 x 12'0 (3.58m x 3.66m)

(maximum measurements) With window and eaves storage.

Outside

To the front of the property is a lawned garden and paved drive way which in turn leads to the property and gated acces to the garage and rear garden.

To the rear is mature garden with fenced boundaries and two brick stores.

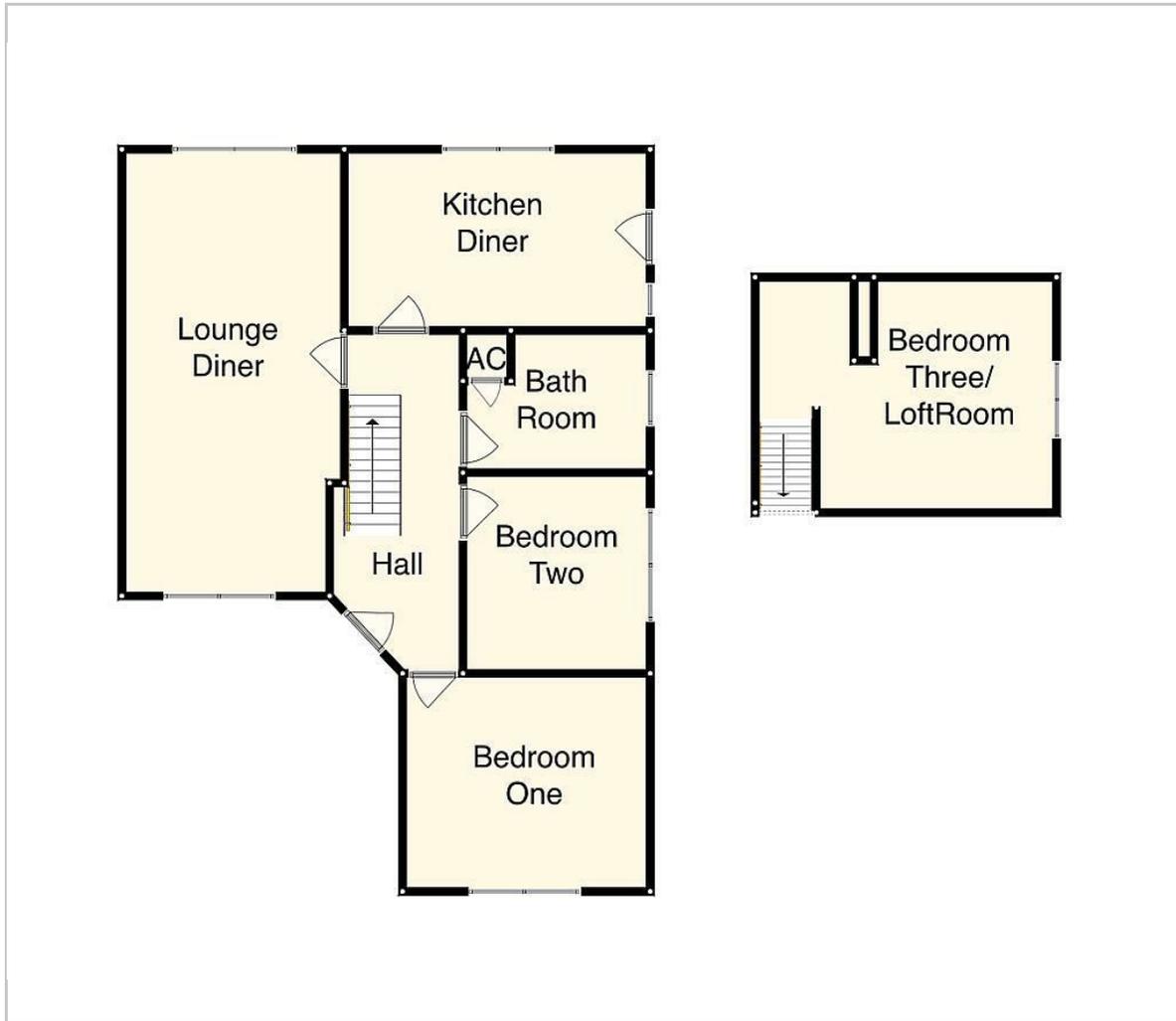
Garage

8'3 x 16'6 (2.51m x 5.03m)

With power, light and personnel door.



Floor Plan



Viewing

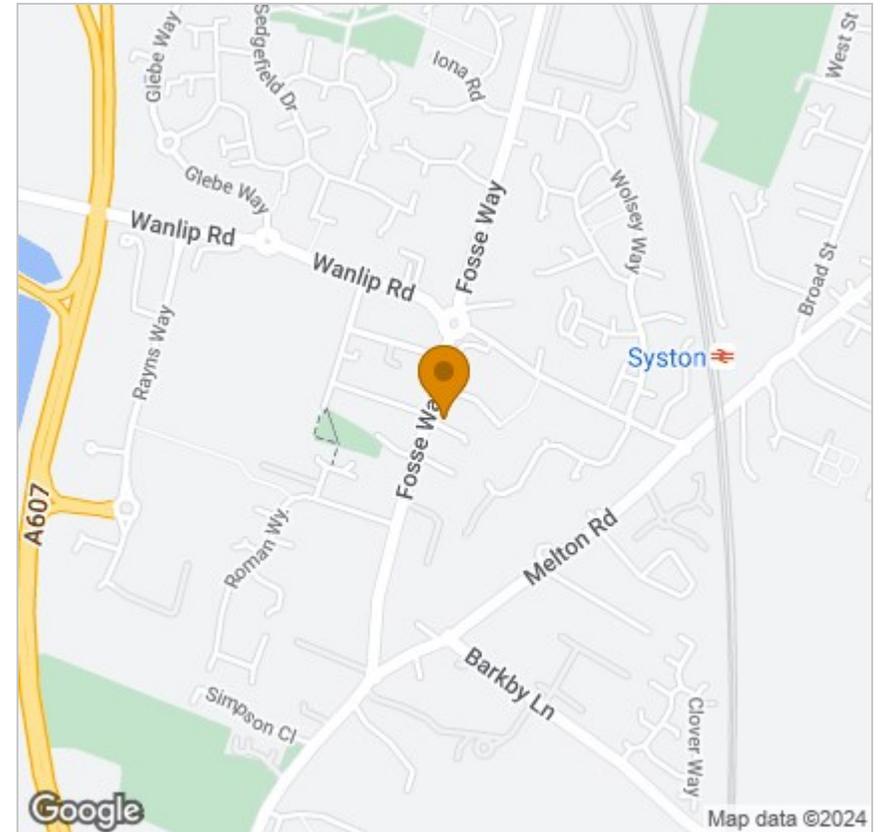
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

