Kinsdale Drive,Leicester LE5 2PS

william
h brown

welcome to

Kinsdale Drive, Leicester

This three-bedroom semi-detached features a lounge, kitchen/diner, three bedrooms, bathroom, garage, a driveway and front and rear gardens. Requiring modernisation throughout, the property offers fantastic scope to create a home tailored to your own tastes and requirements.

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, iamsold 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 Porch

Door to the front.

Entrance Hall

Door to the front and radiator.

Lounge/Diner

Window to the front and radiator.

Kitchen

Wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the rear.

Utility Room

Window to the side, door to the rear and radiator.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

Window to the rear and radiator.

Bedroom Two

Window to the front and radiator.

Bedroom Three

Window to the front and radiator.

Bathroom

Window to the rear, bath, WC and hand wash basin.

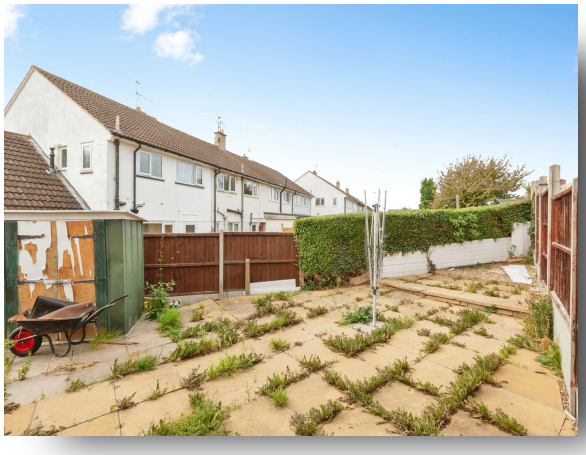
Garage

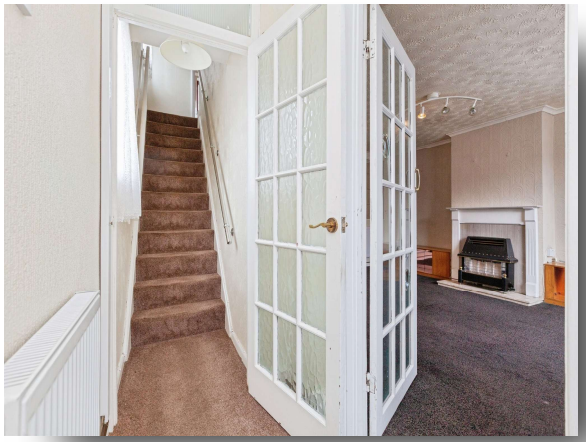
Front & Rear Of Property

To the front of the property is a driveway leading to the garage and easy to maintain garden. To the rear of the property is an easy to maintain paved garden.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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welcome to

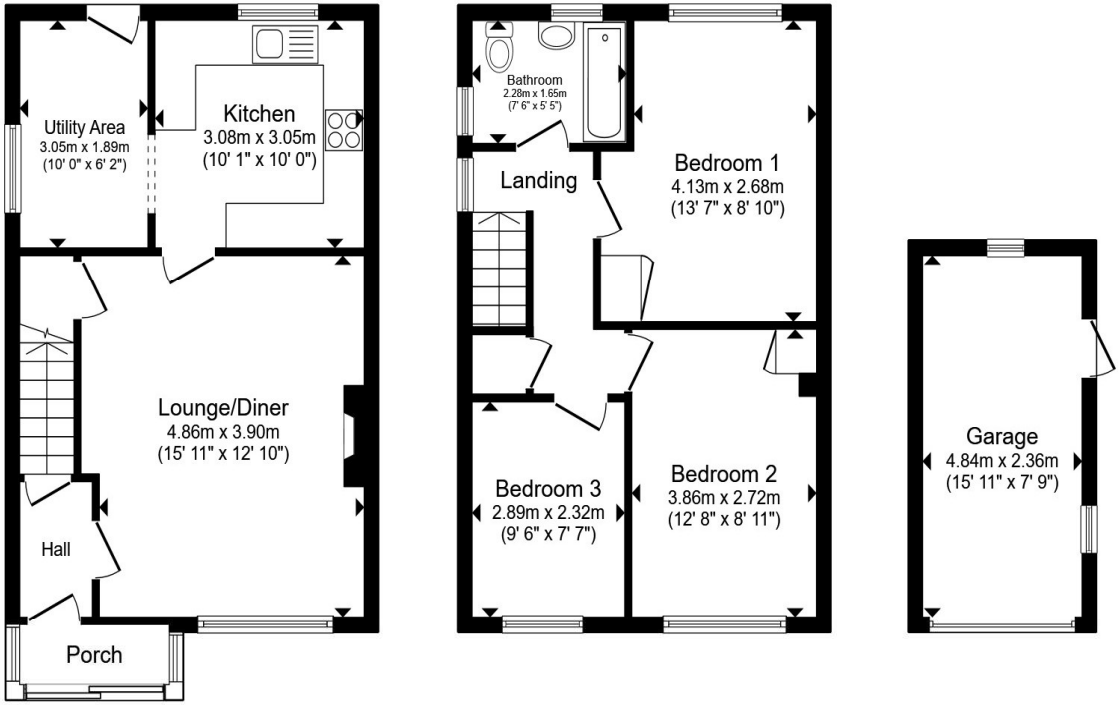
Kinsdale Drive, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached
- Three Bedrooms

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£190,000



Ground Floor **First Floor** **Garage**

Total floor area 94.6 m² (1,018 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LHS120906 - 0003

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