

Pipistrelle Way,Oadby LEICESTER LE2 4QA

Not for marketing purposes INTERNAL USE ONLY

welcome to

Pipistrelle Way, Oadby LEICESTER

A well-presented semi-detached home situated in the highly sought-after area of Oadby, offering two bedrooms, a lounge with fireplace, fitted kitchen/diner, downstairs WC, family bathroom, single garage, driveway, and enclosed rear garden. Ideal for first-time buyers, downsizers, or investors.

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.

Front Garden

The front garden is mainly laid to lawn with a pathway of slabs leading to the main entrance door. A driveway provides off-road parking and leads directly to the single garage, offering convenient parking and additional storage options.

Entrance Hall

A welcoming entrance hall accessed via a double glazed front door, offering a bright first impression of the property. With stairs rising to the first floor accommodation and access to the main living areas, this practical space provides an ideal introduction to the home.

Lounge

A comfortable and well-proportioned lounge featuring a double glazed window to the front elevation, allowing plenty of natural light to fill the room. The attractive fireplace creates a focal point and adds warmth and character, while central heating ensures year-round comfort. An ideal space for both relaxing and entertaining.

Kitchen/Diner

A well-proportioned kitchen/diner featuring central heating, a double glazed window, and a double glazed door providing direct access to the rear garden. The fitted kitchen is equipped with a built-in oven, hob, and extractor fan, along with a sink unit and plumbing for a washing machine. Offering ample space for dining and everyday use, this room is ideal for family meals and entertaining guests.

Cloakroom/W/C

A convenient ground floor cloakroom fitted with a WC and wash hand basin. Ideal for guests and everyday family use, this practical space complements the ground floor accommodation.

Bedroom 1

A well-proportioned double bedroom featuring central heating and a double glazed window, creating a comfortable and bright environment. Offering ample space for bedroom furniture, this room provides an ideal retreat for rest and relaxation.

Bedroom 2

A well-proportioned bedroom featuring central heating and a double glazed window, providing a comfortable and bright living space. Offering ample room for essential bedroom furnishings, this versatile room is ideal as a guest bedroom, children's room, or home office.

Family Bathroom

A well-appointed family bathroom fitted with a panelled bathtub, WC, and wash hand basin. Complemented by central heating and a double glazed window, this practical space provides comfort and convenience for everyday family living.

Garage

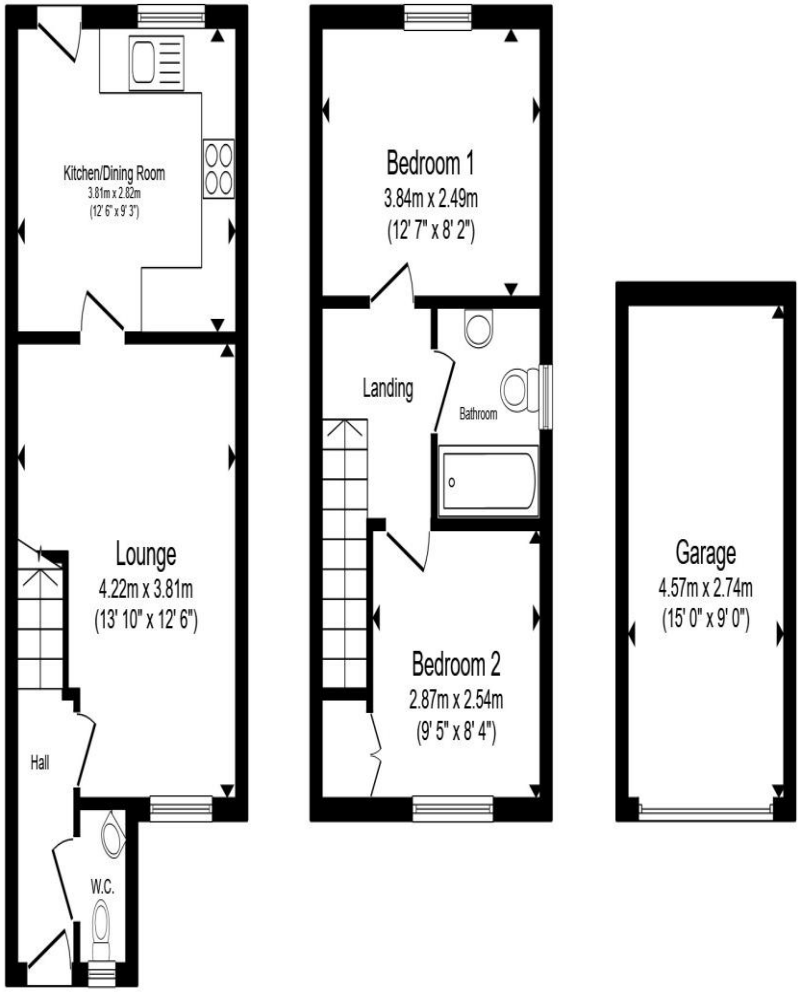
A useful single garage providing secure parking or additional storage space. Accessed via an up-and-over door, the garage offers versatility for a variety of needs, including vehicle storage, a workshop area, or general household storage.

Rear Garden

The rear garden is mainly laid to lawn and enclosed by wooden fencing, providing a private outdoor space ideal for relaxing, entertaining, or family activities. Offering a good degree of privacy, the garden is both practical and easy to maintain.

Agent Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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

Total floor area 70.3 m² (756 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

william h brown





welcome to

Pipistrelle Way,
Oadby LEICESTER

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

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

guide price

£200,000



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The Property Ombudsman

Property Ref:
OAD109067 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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0116 271 9671

oadby@williamhbrown.co.uk

42 The Parade, Oadby, LEICESTER,
Leicestershire, LE2 5BF

williamhbrown.co.uk