



**Connells**

Buckfast Close  
WIGSTON





### Property Description

Offered with no upward chain, this two double bedroom semi-detached bungalow is located in the highly sought-after area of Wigston, providing convenient access to local amenities and transport links.

Inside, the property features a welcoming lounge, a functional fitted kitchen housing a Worcester Bosch combination boiler, and a wet room with an electric shower. Both bedrooms are generously sized, making the home suitable for downsizers, small families, or those seeking single-level living.

Externally, the property benefits from a single garage, timber shed, and a private driveway offering parking for one to two vehicles.

This home presents an excellent opportunity for buyers looking to put their own stamp on a property in a desirable residential area.

### 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

### Entrance Hall

Having UPVC door. loft access, radiator and storage space

## Lounge

11' 9" x 14' ( 3.58m x 4.27m )

UPVC double glazed window to the front and radiator. Offering a comfortable living space with room for both seating and entertaining

a patio seating area

## Kitchen

8' 7" x 9' 6" ( 2.62m x 2.90m )

Fitted with a range of wall and base units, stainless steel sink and drainer, electric cooker and hob, worktop space and room for appliances. UPVC double glazed window to the side and UPVC double glazed door to the rear and fitted with Worcester Bosch combi boiler

## Wet Room

Contemporary wet room comprising wash hand basin and wash hand basin

## Bedroom One

12' 2" x 12' ( 3.71m x 3.66m )

Having UPVC double glazed window to the front and radiator

## Bedroom Two

11' 9" x 8' 11" ( 3.58m x 2.72m )

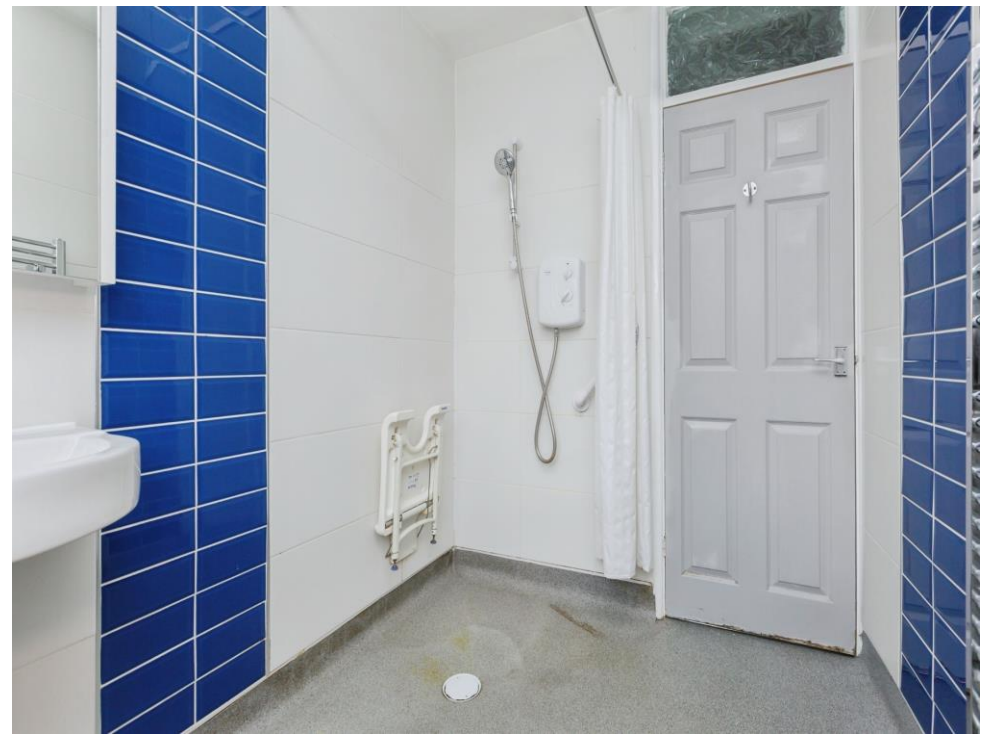
Currently being used as a dining room, however, ideal as a guest room or home office, having UPVC double glazed window to the rear and radiator

## Outside

To the front of the property is a driveway providing off road parking and a low maintenance garden area with a single garage. The enclosed rear garden offers a private outdoor space, mainly laid to lawn with

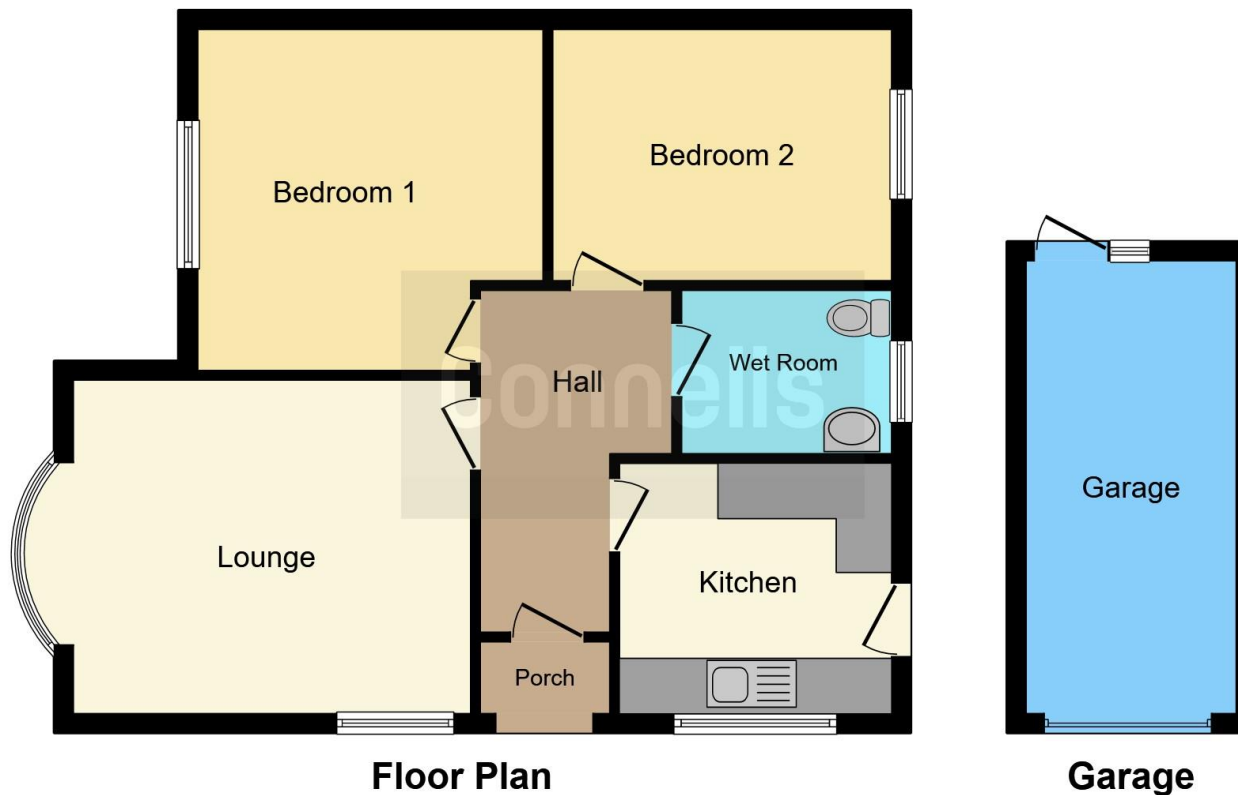












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/OBY312058](http://connells.co.uk/Property/OBY312058)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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