



**Selbourne Street, Loughborough**

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## **Selbourne Street, Loughborough**

**\*\*FOR SALE\*\*** this two-bedroom property located within the local town of Loughborough. An ideal first time buy or investment opportunity! This property consists of two well-proportioned bedrooms, lounge, kitchen, ground floor bathroom and an en suite to the master bedroom.

### **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**

Entrance to the property is via a upvc double glazed front door into the living room.

### **Lounge**

12' 5" x 11' 2" ( 3.78m x 3.40m )  
The lounge has laminate flooring, a coal effect fireplace, coving to the ceiling, a radiator and a upvc double glazed window to the front elevation.

### **Kitchen**

10' 8" x 10' 3" ( 3.25m x 3.12m )  
The kitchen is fitted with a range of base and wall mounted units, a stainless-steel sink with drainer, gas hob and oven, a radiator, tiled walls.

### **Ground Floor Bathroom**

The ground floor bathroom has laminate flooring and has a three-piece suite comprising of panel bath with shower over, hand wash basin and low level wc. The bathroom also has tiled walls and a heated towel rail.

### **Bedroom One**

10' 7" x 10' 3" ( 3.23m x 3.12m )  
Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the side elevation.

### **En Suite**

The ensuite wet room has a upvc double glazed window to the rear, a radiator and comprises of shower, low level wc and hand wash basin.



## Bedroom Two

10' 2" x 11' 6" ( 3.10m x 3.51m )

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

## Outside

To the front of the property there is a gravelled front garden that has a metal gate and hedging, with on street parking and access to the rear garden. To the rear of the property there is a garden which is laid to lawn with a shed, wood chippings planted borders and a water point.



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## Selbourne Street, Loughborough

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

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£190,000**



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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Property Ref:  
LBH115895 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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