



Lewis Road, Loughborough

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Lewis Road, Loughborough

**** FOR SALE **** via Modern Method of Auction this five-bedroom terraced property located within the local town of Loughborough. The property is ideal for an investor or first-time buyer!

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 entrance hallway. The entrance hallway has carpeted flooring and a radiator.

Kitchen/Living Room

21' 4" x 9' 10" (6.50m x 3.00m)

The open plan kitchen/living area has vinyl flooring to the kitchen and carpeted flooring in the lounge area. The kitchen has a range of base and wall mounted units, gas cooker, two radiators, stainless steel sink with mixer tap, and a upvc double glazed window to the front elevation. The living room has a radiator and a door through to the rear garden.

Ground Floor Wc

The ground floor wc has a low level wc and a hand wash basin.

First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring and doors to all first-floor rooms.

Bedroom One

13' 9" x 9' 6" (4.19m x 2.90m)

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

Bedroom Two

13' 1" x 9' 6" (3.99m x 2.90m)

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





Bedroom Three

10' 2" x 6' 11" (3.10m x 2.11m)

Bedroom three is situated on the ground floor, has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bedroom Four

6' 7" x 10' 9" (2.01m x 3.28m)

Bedroom four has carpeted flooring, a radiator and a upvc double glazed flooring to the rear elevation.

Bedroom Five

11' 6" x 9' 10" (3.51m x 3.00m)

Bedroom five is located on the ground floor and has carpeted flooring, a radiator and a upvc double glazed window to the front elevation.

Bathroom

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over and shower screen, low level wc and hand wash basin, vinyl flooring, a radiator and a upvc double glazed window to the side elevation.

Outside

To the front of the property there is a small garden with a path that leads to the front door. To the rear of the property there is a large patio seated area and gravelled areas that are fenced to all boundaries and one allocated parking space.



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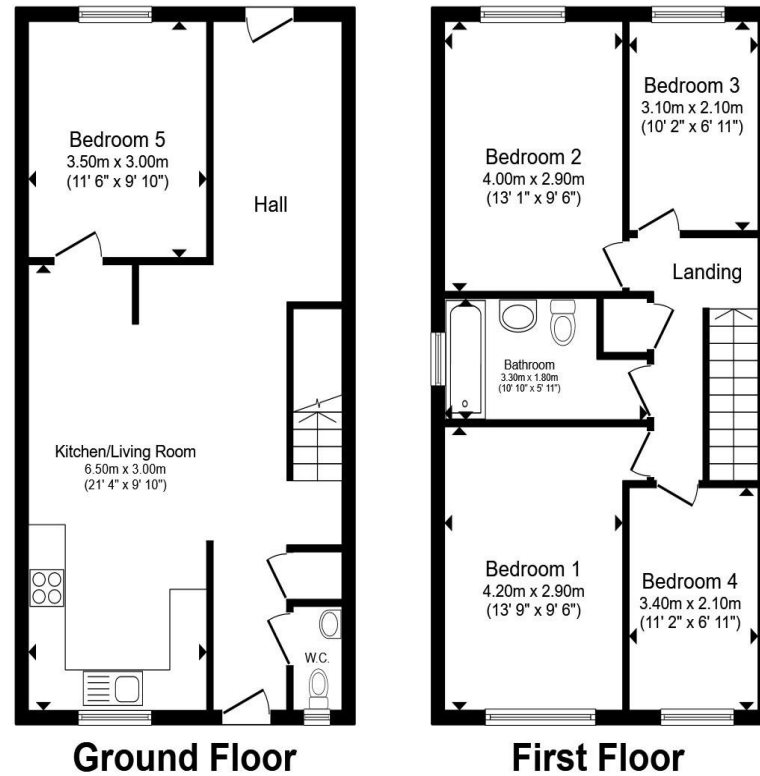
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ideal First Time Buy or Investment
- Four/Five Bedrooms

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

guide price

£180,000



Total floor area 104.0 m² (1,120 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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Property Ref:
LBH115502 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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