





Laithwaite Close,Leicester LE4 1BX

william h brown

welcome to

Laithwaite Close, Leicester

One bedroom end terraced bungalow on Laithwaite Close, Anstey Heights. Practical layout with porch, living room, kitchen, bathroom and bedroom. A conservatory off the bedroom provides additional space and access to the rear garden

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 Hall

Door to the side.

Lounge

Double glazed window to the front and hard wood flooring.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring, integrated oven, induction hob, dishwasher, washing machine, tumble dryer and fridge freezer. Double glazed window to the front and to the side.

Double Bedroom

Patio door leading to the conservatory, fitted wardrobe and carpeted.

Bathroom

Double glazed window to the side, bath with shower over, WC and vanity hand wash basin.

Exterior Of Property

Externally the property occupies a corner plot. Gated access to the side leads to a low maintenance paved garden with brick wall and fenced boundaries. There is also a driveway located to the side providing off road parking.









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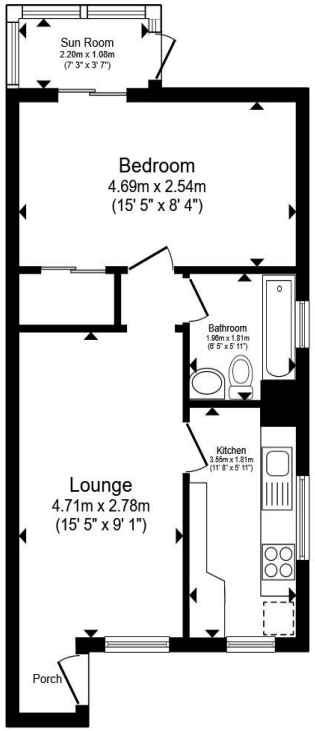
Laithwaite Close, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One bedroom end terraced bungalow
- Practical single level layout with central living room

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

guide price

£135,000



Ground Floor

Total floor area 42.6 m² (459 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:
LHS121512 - 0002

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