



**Hermitage Road, Loughborough**

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## **Hermitage Road, Loughborough**

A four-bedroom semi-detached home offering an excellent opportunity for modernisation. Ideally situated in a popular residential area, this property features generous living spaces, front and rear gardens, and huge potential for buyers looking to create their ideal family home.

### **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**

A welcoming hallway with access to the main living areas. Kitchen and stairs leading to the first floor.

### **Living Room/Dining Room**

19' x 12' 2" ( 5.79m x 3.71m )

A generously sized open-plan living and dining space featuring double glazed windows to the front and rear, carpeted flooring and two radiators.

### **Kitchen**

13' x 11' 6" ( 3.96m x 3.51m )

A kitchen with plenty of room for units and appliances, currently hosting white goods and storage. A double-glazed window to the rear and space for a gas hob/cooker, plumbing for a washing machine, space for a fridge freezer and a radiator.

### **Ground Floor Shower Room**

The shower room includes a low level wc, handwash basin with tiled splashback, walk in shower and a double-glazed frosted window to the front.

### **Bedroom One**

12' 6" x 10' 2" ( 3.81m x 3.10m )

Bedroom one offers a double-glazed window overlooking the rear garden, carpeted flooring and a radiator.

### **Bedroom Two**

12' 6" x 11' 2" ( 3.81m x 3.40m )

Bedroom two offers a double-glazed window overlooking the rear garden, carpeted flooring and a radiator.





### **Bedroom Three**

8' 10" x 8' 10" ( 2.69m x 2.69m )  
Bedroom three offers a double-glazed window, carpeted flooring and a radiator.

### **Bedroom Four**

17' 1" x 9' 8" ( 5.21m x 2.95m )  
Bedroom four is located on the ground floor and offers a double-glazed window, carpeted flooring and a radiator.

### **Bathroom**

Conveniently located on the upper floor, this bathroom includes a low level wc, hand wash basin, bath with shower over and partially tiled walls.

### **Outside**

The property benefits from both front and rear gardens, offering potential for landscaping, outdoor seating, or further development.



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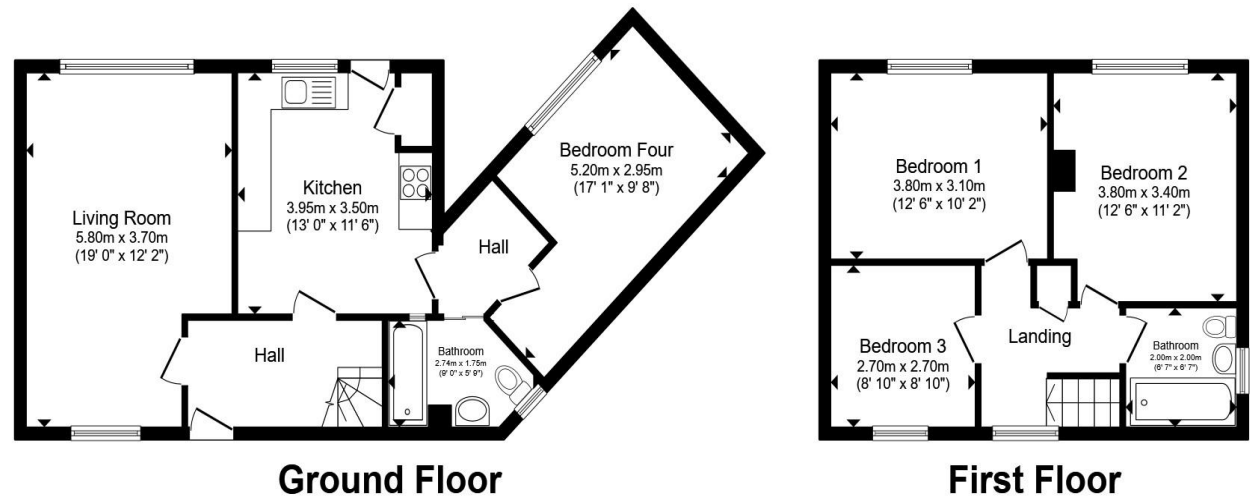
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended 4 bedroom Home
- Two bathrooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£165,000**



Total floor area 103.3 m<sup>2</sup> (1,112 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](http://www.propertybox.io)



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Property Ref:  
LBH115564 - 0007

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