Scholars Walk,Leicester LE2 1RR

william
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welcome to

Scholars Walk, Leicester

Stylish and unique four-bedroom mid-terraced home in sought-after Stoneygate, offering versatile accommodation across three floors. Featuring an open-plan kitchen, living and dining space with a Juliet balcony, three bathrooms, driveway, integral garage and a private enclosed 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 front and radiator.

Shower Room
Window to the front, shower cubicle, WC and hand wash basin.

Utility Room
Fitted with base units with work surfaces over, sink drainer unit and radiator. Door & window to the rear.

Study/Bedroom Four
Window to the rear & radiator.

First Floor Landing

Lounge/Diner
Window to the front, french door to a Juliet balcony and two radiators.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated double oven, hob, extractor fan, microwave, fridge freezer and dishwasher. Two windows to the rear.

Second Floor Landing
Storage cupboard.

Bedroom One
Two windows to the front, built in wardrobes and radiator.

En-Suite
Window to the front, shower cubicle, WC, hand wash basin and radiator.

Bedroom Two
Window to the rear, fitted wardrobes and radiator.

Bedroom Three
Window to the rear and radiator.

Bathroom
Bath with shower over, WC, hand wash basin and towel radiator.

Garage

Front & Rear Of Property
To the front of the property is a driveway leading to the garage. To the rear of the property is an enclosed garden laid to lawn.

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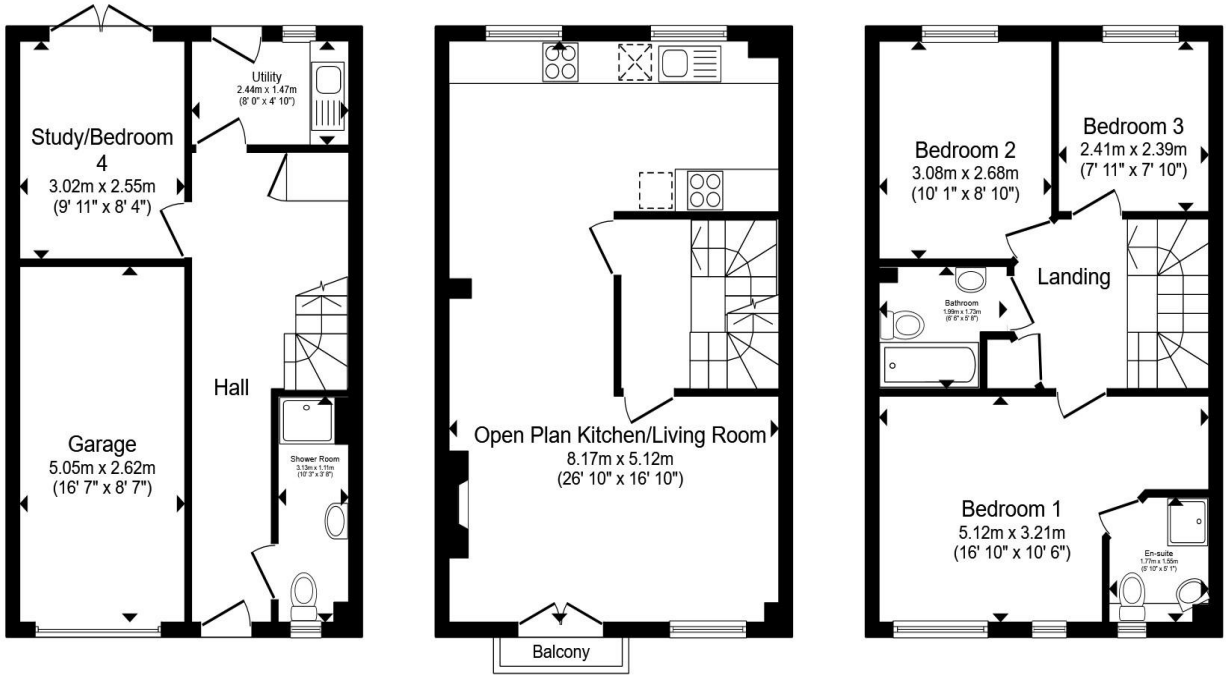
Scholars Walk, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Stylish and unique four-bedroom town house
- Versatile study/fourth bedroom on the ground floor

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

guide price

£300,000



Total floor area 125.8 m² (1,354 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:
LHS121411 - 0002

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