





Hillary Place,Leicester LE3 1EN

william h brown

welcome to

Hillary Place, Leicester

Spacious and versatile extended three/four-bedroom end terrace home offering an open-plan reception room, fitted kitchen, ground floor reception room/bedroom and wet room, plus three bedrooms and a family bathroom upstairs. Benefiting from a driveway to the front, a substantial 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

Window to the side, door to the side, under stairs storage cupboard and radiator.

Lounge/Diner

Window to the front, radiator and carpeted.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, wooden flooring, integrated oven and hob. Window to the rear



Reception Room/Bedroom Four

French door to the rear and radiator.

Wet Room

Window to the side, shower, WC, hand wash basin and radiator.

First Floor Landing

Window to the side and loft access.

Bedroom One

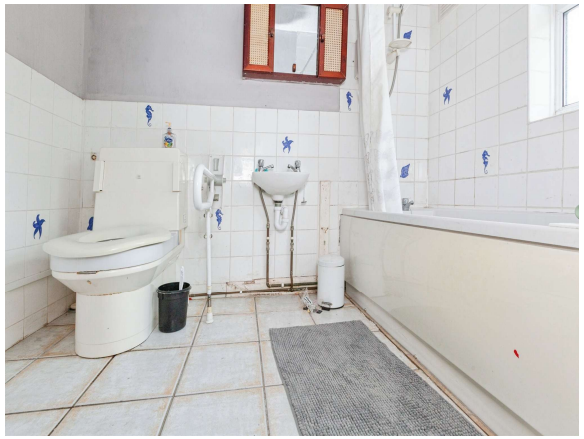
Window to the front, radiator and carpeted.

Bedroom Two

Window to the rear, integrated storage, radiator and carpeted.

Bedroom Three

Window to the front, radiator and carpeted.



Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and fully tiled.

Front & Rear Of Property

To the front of the property is off road parking. To the rear of the property is an easy to maintain garden.

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





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Hillary Place, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Extended Three/Four-Bedroom End Terrace
- Spacious Open-Plan Living & Dining Area

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

guide price

£150,000



Total floor area 106.4 m² (1,145 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:
LHS121141 - 0005

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