





Highland Drive, Loughborough

william h brown

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Highland Drive, Loughborough

FOR SALE A well-presented two-bedroom mid-terrace home offering a fitted kitchen, spacious lounge/diner, ground floor WC, two good-sized bedrooms, an enclosed rear garden and off street parking. Internal viewing is highly recommended.

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 that gives access to all ground floor rooms.

Kitchen

14' 1" x 7' 5" (4.29m x 2.26m)
A modern well presented kitchen, fitted with a range of wall and base units, integrated appliances and space for white goods. The kitchen also has a upvc double glazed window, a radiator and spotlights.

Living/Dining Room

14' 4" x 13' 9" (4.37m x 4.19m)
The living/dining room offers carpeted flooring, upvc double glazed window and patio doors leading to the rear garden.

Ground Floor W/C

The ground floor w/c has a hand wash basin and a w/c.

Bedroom One

14' 3" x 10' 3" (4.34m x 3.12m)
Bedroom one is a double bedroom with carpeted flooring, built in wardrobes, a radiator and upvc double glazed windows.

Bedroom Two

11' 9" x 9' 11" (3.58m x 3.02m)
Bedroom two is a double room with a storage cupboard, carpeted flooring, a radiator and a upvc double glazed window.

Bathroom

The bathroom offers a walk in shower, a w/c, a hand wash basin and a radiator.









Outside

To the rear of the property there is a garden that is lawned and a pathway leading to the gate for access to the two allocated parking spaces at the rear of the property.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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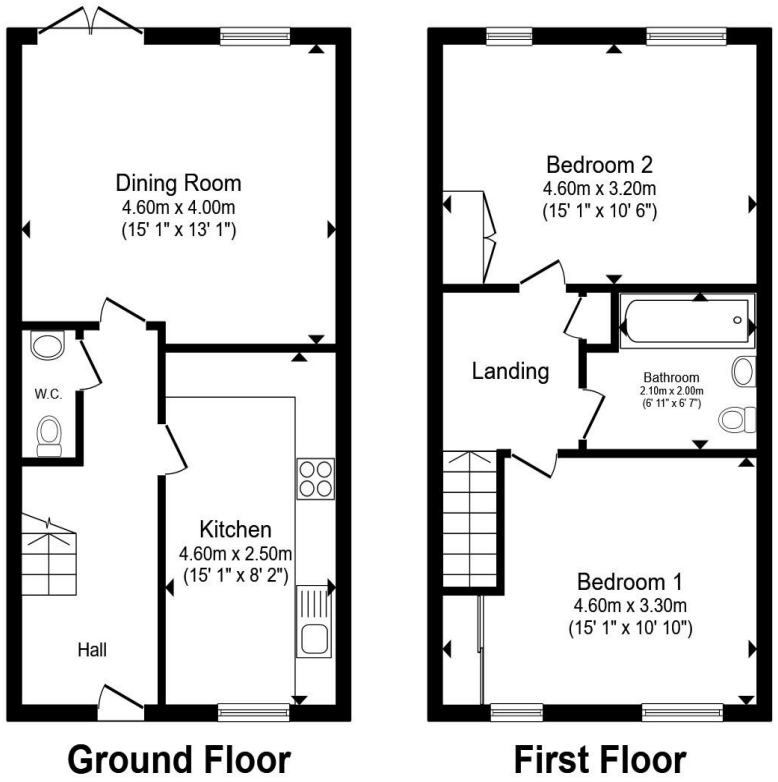
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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid-Terrace property
- Two well-proportioned bedrooms

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

guide price

£160,000



Total floor area 81.0 m² (871 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:
LBH116020 - 0006

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