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for sale

guide price **£140,000**



Oakpool Gardens Leicester LE2 9FL

This end terrace property is in a popular location and benefits from two bedrooms, lounge/diner & conservatory and off road parking. Being sold with no onward chain - viewing is highly recommended.



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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

There is a door and window to the front of the property and stairs rising to the first floor.

Lounge/Dining Room

There is a double glazed window to the front of the property, fireplace with feature surround, central heating radiator, coving to the ceiling and doors through to the conservatory.

Conservatory

A upvc construction with double glazed windows to the rear and sides and doors leading out to the garden.

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, NEFF electric oven and hob with cooker hood over, pantry, spot lights to the ceiling, double glazed windows to the rear of the property and door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and double glazed window to the side of the property.

Bedroom One

There is a double glazed window to the front of the property, built in cupboard, fitted wardrobes and central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator.

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, chrome heated towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a block paved driveway providing off road parking and a gate leading through to the rear garden.

The rear garden has astro turf, borders with mature plants, a decked area and fenced borders and there is a brick built shed at the side.





Total floor area 62.0 m² (667 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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directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue towards Glen Parva and turn right onto Hillsborough Road and then the third left turn onto Scotswood Crescent. Oakpool Gardens is the second right hand turning where the property is located.

To view this property please contact Connells on

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LEICESTER LE8 4GQ

Property Ref: BLA310131 - 0004

Tenure:Freehold EPC Rating: C

Council Tax Band: A

view this property online
connells.co.uk/Property/BLA310131





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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