



Wayside Drive, Oadby Leicester LE2 4NU

welcome to

Wayside Drive, Oadby Leicester

Offers will be flying in on this impressive detached bungalow in the ever popular Wayside Drive in Oadby. We highly recommend an internal viewing of this excellent property that we feel will be very popular.

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 Porch

Hall

Having a telephone point, alarm keypad and loft access.

Lounge

Featuring a fireplace with gas fire with surround, mantle and hearth, two radiators, TV point, double glazed window to the front and double glazed patio door to the rear.

Kitchen Breakfast Room

Fitted with a range of wall and base units with roll edge work surfaces over, one and a half bowl sink, oven, four ring electric hob, plumbing for washing machine, space for dishwasher, double glazed window and door.

Bedroom

There are fitted wardrobes, radiator and double glazed window.

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Having fitted wardrobes, radiator and double glazed window.

Bathroom

Fitted with a shower cubicle, wash hand basin, WC, radiator, partly tiled walls and frosted double glazed window.

Outside Front

To the front of the property there is a driveway.

Rear Garden

Mainly laid to lawn.





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Wayside Drive, Oadby Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Porch & Entrance Hall
- Though Lounge Area

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

guide price

£280,000



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.focalagent.com

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Property Ref:
OAD108585 - 0002

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