



14 Hazelbank Road, Countesthorpe

Guide Price £170,000





14 Hazelbank Road

Countesthorpe, Leicester

3 bed semi in central Countesthorpe, quiet cul-de-sac, ideal for investors or first-time buyers. Great opportunity to add value. Modern Method of Auction. Buyer info pack and reservation fee apply.

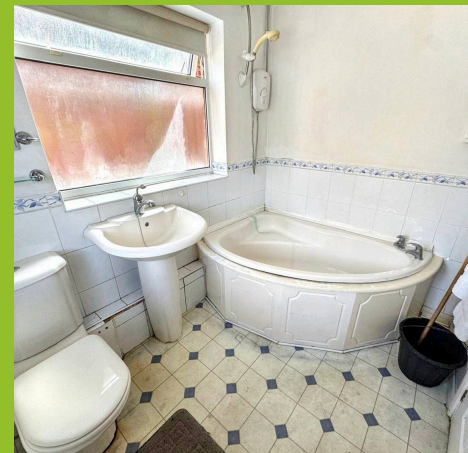
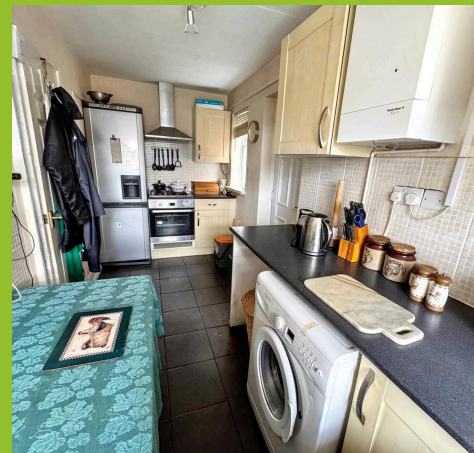
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- FIRST TIME BUYERS OR INVESTORS LOOKING TO ADD VALUE
- IDEAL RENOVATION PROJECT
- NO CHAIN - READY TO GO
- 3 BEDROOM SEMI DETACHED
- PRIME LOCATION IN COUNTESTHORPE
- SOUTH FACING REAR GARDEN
- EPC - D / COUNCIL TAX BAND - B / FREEHOLD
- FOR SALE BY MODERN AUCTION - CALL FOR INFORMATION





Lounge

17' 3" x 10' 11" (5.27m x 3.34m)

Spacious, bright room with hard wood flooring and bay window to the rear

Kitchen

15' 1" x 5' 10" (4.60m x 1.78m)

Fitted kitchen with window to the rear and side door access

Bathroom

7' 7" x 5' 5" (2.30m x 1.66m)

3-piece suite consisting of WC, hand wash basin and corner bath

Bedroom 1

11' 7" x 11' 6" (3.54m x 3.50m)

Bright and airy bedroom with window to the front and large integrated cupboard space

Bedroom 2

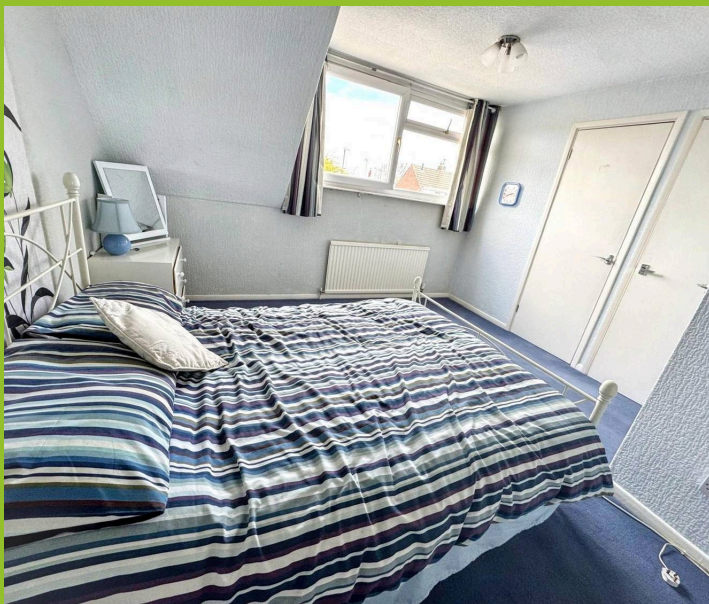
11' 5" x 10' 11" (3.49m x 3.34m)

Spacious second bedroom with window to the rear aspect

Bedroom 3

11' 9" x 6' 1" (3.57m x 1.85m)

Ideal for a childrens bedroom or study. Window to the rear aspect



GARDEN

Spacious garden with artificial lawn for easy maintenance

Garage

Single Garage

Driveway

2 Parking Spaces

AUCTION

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

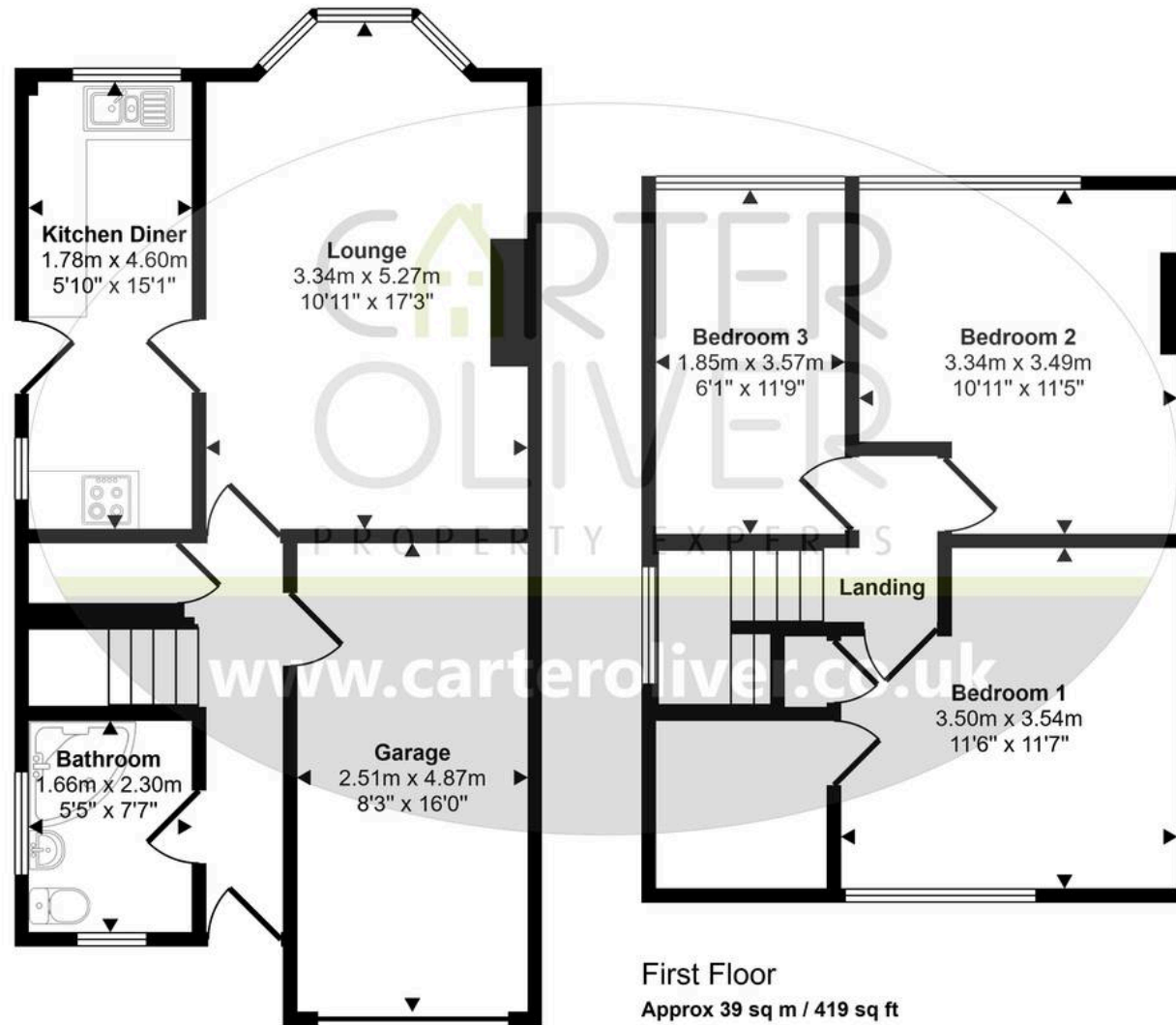
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



Approx Gross Internal Area
89 sq m / 956 sq ft



Ground Floor
Approx 50 sq m / 537 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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