



**Queens Road, Loughborough**

**welcome to**

## **Queens Road, Loughborough**

NO ONWARD CHAIN! SOLD WITH TENANT IN SITU, This well presented three-bedroom terraced house offers a perfect blend of character and modern living! Located within walking distance of Loughborough town centre and Loughborough Train Station.

### **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 which leads directly into the lounge.

### **Lounge**

The lounge has wooden flooring, coving to the ceiling, upvc double glazed window to the front elevation, a radiator and a door leading to the kitchen diner.

### **Kitchen Diner**

The kitchen diner has a range of base and wall mounted units with worktops over, vinyl flooring, a radiator, washing machine, electric cooker, dishwasher, fridge freezer, a door to the ground floor bathroom, upvc double glazed window to the rear elevation and a upvc double glazed door to the rear garden.

### **Bathroom**

The bathroom is fitted with a three-piece suite comprising of panel bath with shower over, low level wc and a hand wash basin, vinyl flooring and a upvc double glazed window to the rear elevation.

### **Cellar**

The cellar is accessed via the first reception room and provides ample additional storage.



## First Floor Landing

The first-floor landing has stairs rising from the ground floor, carpeted flooring, upvc double glazed window to the rear and doors to all first-floor rooms.

## Bedroom One

Bedroom one has carpeted flooring, a radiator and a upvc double glazed window to the rear elevation.

## Bedroom Two

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window.

## Bedroom Three

Bedroom two has carpeted flooring, a radiator and a upvc double glazed window.

## Outside

To the front of the property there is side access to the rear. To the rear of the property there is a generous sized garden offering patio seating area, laid to lawn, outside storage and off-street parking.



**view this property online** [williamhbrown.co.uk/Property/LBH115877](http://williamhbrown.co.uk/Property/LBH115877)



welcome to

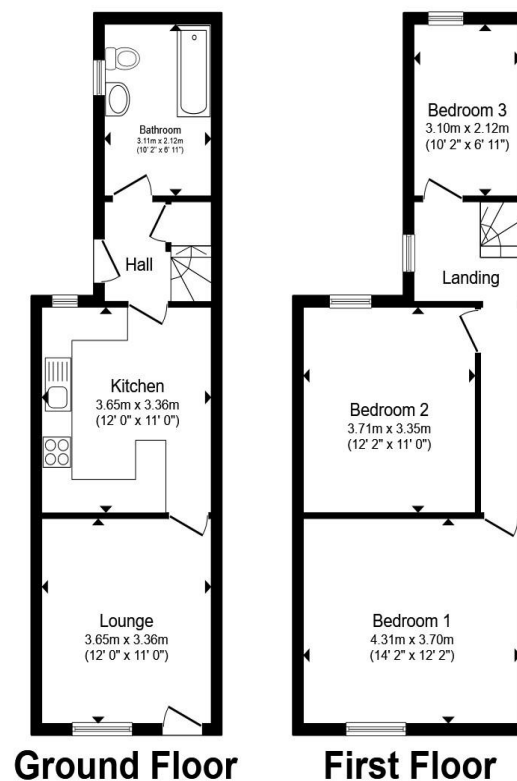
## Queens Road, Loughborough

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Town Centre Location
- Kitchen Diner

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

guide price

**£135,000**



Total floor area 79.2 m<sup>2</sup> (853 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](http://www.propertybox.io)



**view this property online** [williamhbrown.co.uk/Property/LBH115877](http://williamhbrown.co.uk/Property/LBH115877)



Property Ref:  
LBH115877 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01509 214686**



[loughborough@williamhbrown.co.uk](mailto:loughborough@williamhbrown.co.uk)



22-23 Swan Street, LOUGHBOROUGH,  
Leicestershire, LE11 5BL



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**