



## 2 bed semi-detached bungalow to buy in LE9

St. Martins Drive, Desford, Leicester, Leicestershire , LE9 9GX

**£160,000** Starting Bid

 x2  x1  x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Semi-Detached Bungalow
- ✓ Two Reception Rooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Pattinson Auction in connection with Hampsons are delighted to present to the market with NO UPWARD CHAIN this extended two bedroomed semi-detached bungalow, being positioned ideally close to amenities in the village of Desford. The property has been recently redecorated and is in move-in condition, perfect for those looking to downsize.

The internal accommodation comprises a welcoming entrance hall with doors off to a spacious lounge with a feature fireplace and doors leading out to a further reception room which could be used as a garden room or dining room. The kitchen is well fitted with a range of Shaker style wall and base units with space for appliances and an external door leading to the covered side passageway and the garage.

Returning to the entrance hall, further doors lead off to two generous bedrooms, both being double berths and with the master bedroom having fitted wardrobes. Completing the accommodation is a family bathroom with tiled walls and comprising a panelled bath with shower over, low flush WC and a pedestal wash hand basin.

Externally, the front of the property features pleasant gardens and a driveway leading to a single garage of concrete sectional construction. The rear gardens are well tended and have been professionally landscaped including a shaped lawn, patio, timber decking area and shrub borders.

Please note that the property is of non-standard construction (Trusteel MKII). If you are intending to take out a mortgage, care must be taken to ensure that your chosen mortgage lender will accept this type of property. Please contact us for more information or to speak to our mortgage advisor.

Please note that with all properties, we do not guarantee the existence of building regulation certification or planning permission with regard to any extensions or alterations carried out, particularly where such extensions and alterations are historic. Potential purchasers should seek legal advice from their chosen conveyancer in this respect.

NON STANDARD CONSTRUCTION

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Construction materials: Steel frame construction

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

St. Martins Drive, Desford, Leicester, Leicestershire , LE9 9GX

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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