# Boundary Road, Mountsorrel

william h brown

*welcome to*

# Boundary Road, Mountsorrel

*MODERN METHOD OF AUCTION* Offering to the market this semi-detached property situated within the popular village of Mountsorrel. The property in brief comprises of entrance porch, living room, kitchen, two well-proportioned bedrooms and a family bathroom, front and rear gardens.

## 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 front door into the entrance porch. The entrance porch has a door leading to the lounge.

## Open Plan Lounge

The lounge has carpeted flooring, stairs off to the first floor, a fireplace and a window to the front elevation.

## Kitchen

The kitchen has a range of base and wall mounted units, integrated electric oven and gas hob, wall mounted boiler, sink with drainer and mixer tap, space and plumbing for a washing machine, partially tiled walls, extractor fan, vinyl flooring, upvc door leading to the rear garden and a window to the rear elevation.

## First Floor Landing

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

## Bedroom One

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

## Bedroom Two

Bedroom two has carpeted flooring, a radiator and a window to the front elevation.

## Bathroom

The bathroom is fitted with a three-piece suite comprising of a panelled bath, low level wc and a pedestal hand wash basin, vinyl flooring, partially tiled walls, a radiator and a single glazed window to the side elevation.

## Outside

To the front of the property there is front garden and a side gate to the rear garden. To the rear there is a patio seating are and a lawn that is fenced to all boundaries.

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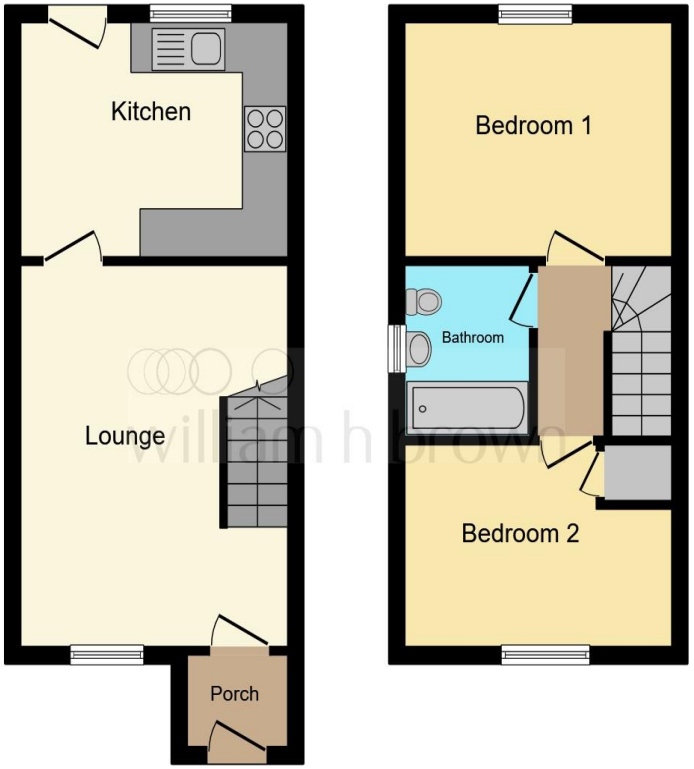
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Semi Detached Property
- Suitable for First Time Buyer or Investor

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

guide price

**£135,000**




**Ground Floor** **First Floor**

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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The Property Ombudsman

Property Ref:
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