



### 3 bed detached house to buy in

Gloucester Close, Desford, Leicester,  
Leicestershire, LE9 9HQ

**£220,000** Starting Bid

 x 3  x 1  x 1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three Bedroom Detached Home
- ✓ Ideal Investment
- ✓ EPC Rating G

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: G
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable

## Description

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

Situated on Gloucester Close, Desford, this three-bedroom detached home presents an exceptional opportunity for investors, developers, or purchasers seeking a full renovation project. Offered for sale via Secure Sale online bidding with a starting bid of £220,000, the property is available with no upward chain, allowing for a smooth and straightforward purchase.

Occupying a desirable residential position, the property offers spacious accommodation throughout, comprising an entrance hall, a generous lounge with sliding doors into the garden, Cloakroom/WC, kitchen, three well proportioned bedrooms, and a family bathroom.

Requiring modernisation and refurbishment throughout, this property provides a rare opportunity to transform and enhance a detached family home to an individual specification. The existing layout offers excellent scope for improvement, extension (subject to the necessary consents), and value enhancement, making it an ideal investment or renovation project. Externally, the property benefits from a private rear garden, a driveway to the front providing off road parking, together with a garage offering additional storage or conversion potential.

Located within the sought-after village of Desford, with excellent local amenities, schooling, and transport links nearby, this is a fantastic opportunity to acquire a detached property with significant potential in a highly regarded residential location. Please be reminded that any extensions or alterations to the property may be subject to local planning regulations and building control approval. It is the responsibility of the buyer to make all necessary enquiries and seek independent legal advice before proceeding with any changes.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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: C

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Listed property: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable



Total floor area: 111.8 sq.m. (1,204 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	20	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Gloucester Close, Desford, Leicester, Leicestershire, LE9 9HQ

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