



Wilmington Road

Leicester, LE3 1AT

Guide Price £145,000



FOR SALE VIA NATIONAL ONLINE AUCTION. BIDDING OPENS ON MONDAY 25TH MARCH AT 1PM AND CLOSES TUESDAY 26TH MARCH AROUND 1PM. PLEASE REGISTER TO BID VIA THE AUCTION HOUSE WEBSITE!

A substantial three bedroomeed mid terraced house in a sought after location. In need of general modernisation. Entrance hall, two reception rooms, kitchen and ground floor bathroom. First floor, three bedrooms and shower room, and stairs to converted loft space. Enclosed rear yard. Freehold with vacant possession. Council tax band A. EPC E.



Entrance Hall

Lounge 11'5" x 10'3" (3.50m x 3.14m)

Sitting Room 12'0" x 13'8" (3.66m x 4.18m)

Kitchen 12'5" x 7'2" (3.81m x 2.20m)

Bathroom 7'0" x5'7" (2.15m x1.72m)

Landing

Bedroom 1 15'3" x 11'6" (4.65m x 3.52m)

Bedroom 2 12'2" x 9'4" (3.73m x 2.86m)

Bedroom 3 7'10" x 7'2" (2.40m x 2.20m)

Shower Room 5'8" x 4'8" (1.73m x 1.44m)

Loft Room 13'4" x 9'11" (4.07m x 3.03m)

Outside

Enclosed yard area shared side pedestrian access

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the buyer.

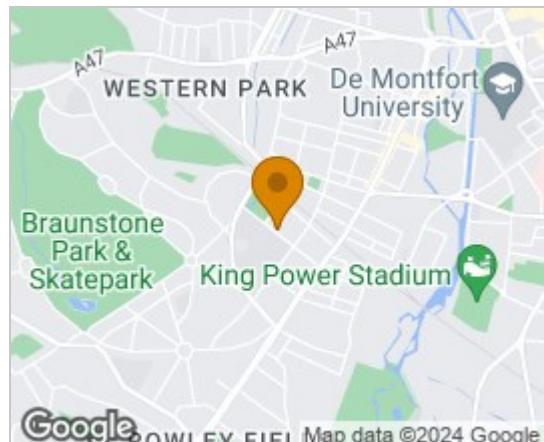
Buyers Administration Fee

Buyers will be required to pay an auction administration fee of £1,200 inc VAT

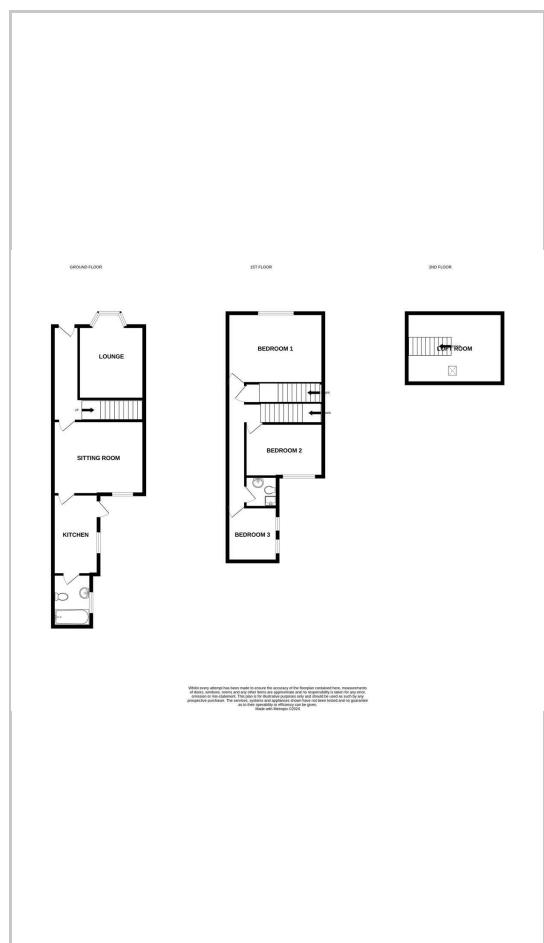
Buyers premium

Buyers will be required to pay a Buyers Premium of £1,250 + VAT (£1500.00 inc VAT)

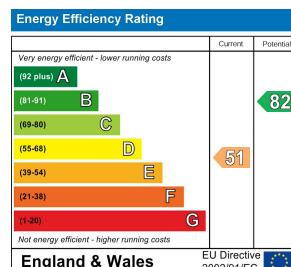
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.