

AUCTION
HOUSE

LEICESTERSHIRE



Abney Street

Leicester, LE5 5AA

Guide Price £195,000



***** FOR SALE BY PUBLIC AUCTION ON 24th APRIL 2025. 2.00 PM. REGISTER TO BID*****

A well renovated mid terraced house with two reception room, fitted kitchen and utility room and ground floor shower room. Two bedrooms, study and further shower room to the first floor. Gas central heating and double glazing. Excellent buy to let opportunity.

Sold with many items of furniture and quality fittings.

Extended completion of 56 days.



Lounge 3.65m x 3.38m

Dining Room 11'8" x 11'1" (3.58m x 3.38m)

Fitted Kitchen 12'4" x 7'0" (3.77m x 2.14m)

Utility Room 8'10" x 6'1" (2.71m x 1.86m)

Shower Room 6'4" x 6'2" (1.95m x 1.89m)

Landing

Access to boarded roof space.

Bedroom 1 11'6" x11'10" (3.53m x3.62m)

Bedroom 2 11'4" x9'2" (3.47m x2.80m)

Shower Room

Study 7'3" x 4'8" (2.21m x 1.44m)

Outside

Enclosed yard area.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1800.00 inc VAT (£1,500.00 + VAT)

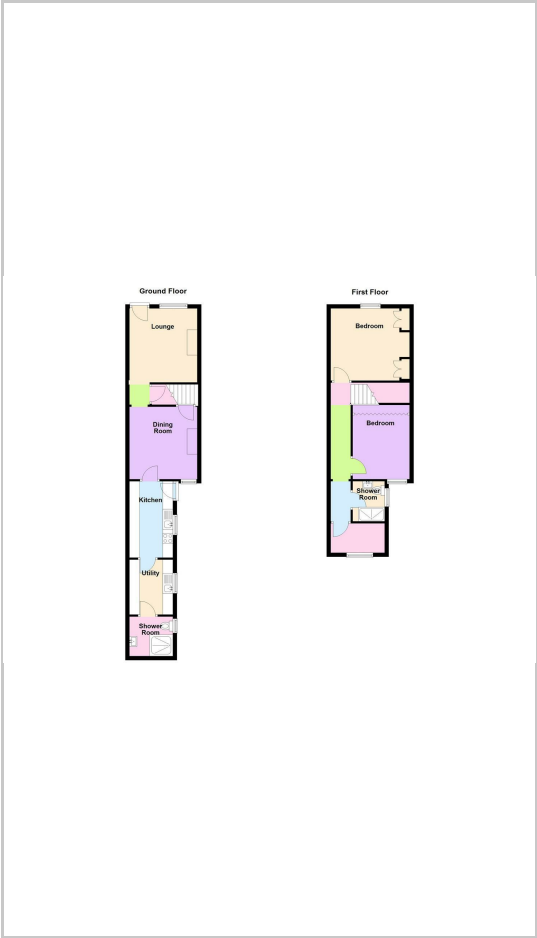
Disbursements

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

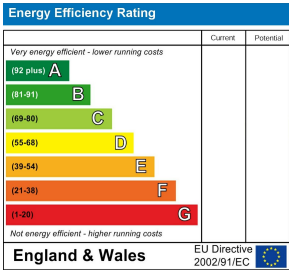
Area Map



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.