



## Ashby Road

Coalville, LE67 3LB

**Guide Price £80,000**



\*\*\*\*\*FOR SALE BY PUBLIC AUCTION 5th JUNE 2025 2.00PM. REGISTER TO BID\*\*\*\*\*

SOLD UNDER AUCTION CONDITIONS. SIMILAR PROPERTIES WANTED. OUR NEXT AUCTION IS 5TH JUNE 2025.

A two bed roomed end of terrace house occupying an excellent plot with great potential for extensions and remodeling. Large garage and useful brick stores.

In need of general updating, the property has a reception room, breakfast kitchen, and a shower room on the ground floor.

The rear gardens extend to over 130ft. There is plenty of parking to the front.

Freehold with vacant possession.



**Lounge 11'1" x 10'11" (3.38m x 3.33m)**

**Breakfast Kitchen 11'8" 10'0" (3.58m 3.05m)**

**Rear Lobby**

**Shower room 6'1" x 6'3" (1.86m x 1.91m)**

**Landing**

**Bedroom 1 11'1" x 10'11" (3.39m x 3.34m)**

**Bedroom 2 7'4" x 7'6" (2.26m x 2.30m)**

**Outside**

Driveway providing car standing for 4 cars. garage to the side 7.00m 3.40m (External) two brick stores 6.60m x 2.40 m (external).

Gardens extend to approximately 40.0m

**Disbursements**

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

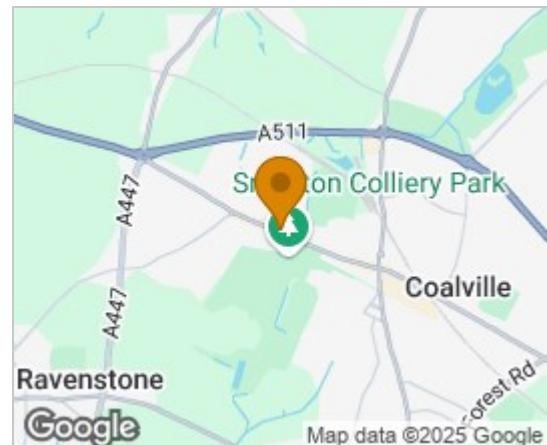
**Consumer Protection Legislation**

These 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.

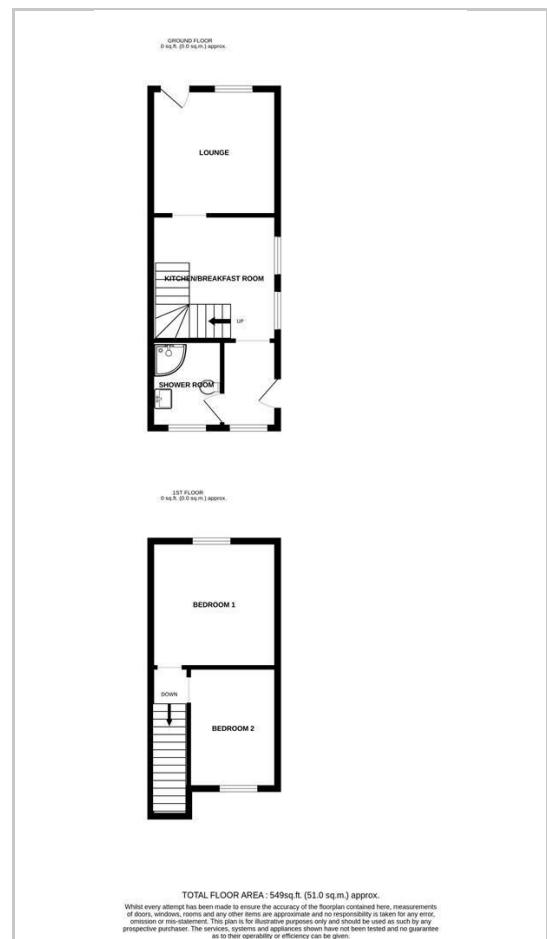
**Buyer's Administration Fee**

Buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

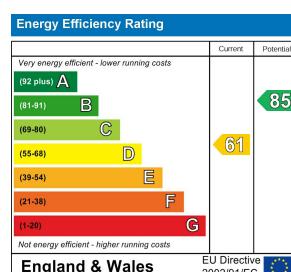
**Area Map**



**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.