



Leicester Road

Tilton On The Hill, Leicester, LE7 9DB

Guide Price £200,000



SOLD AT AUCTION. SIMILAR PROPERTIES WANTED

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A two bedroomed detached bungalow in a favoured East Leicestershire village..

In need of full renovation, with scope for remodelling, subject to consents, the property has a current lay out to include, Hall, lounge, garden room and a kitchen. Two bedrooms and bathroom. Garage and gardens with views over open countryside.



Block Viewings

Tuesday 8th July 16.30-17.00
Saturday 12th July 10.00-10.30
Thursday 17th July 17.00-17.30
Tuesday 22nd July 9.30 -10.00
Monday 28th July 17.00-17.30

Porch

Entrance Hall

Lounge 6.30m x 3.66m

Sun Lounge 20'1" 8'5" (6.14m 2.59m)

Kitchen 12'0" x 11'1" (3.67m x 3.38m)

Lean Too 6'10" x 22'9" (2.10m x 6.95m)

Bedroom 1 14'2" x 12'0" (4.33m x 3.68m)

Bedroom 2 12'0" x 9'4" (3.68m x 2.86m)

Bathroom

Outside

Good sized front and rear gardens with views over open countryside to the rear.

Garage 16'1" x 8'2" (4.91m x 2.49m)

Property Information

Tenure: freehold
Local Authority: Harborough District Council
Council Tax Band: E
Type of Construction: Traditional
Services: The property is offered to the market with oil fired central heating and mains drainage
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Very Low
The property is being sold 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 auctioneer, neither have the telephone or television points.

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 £1800 inc VAT (£1,500 + VAT)

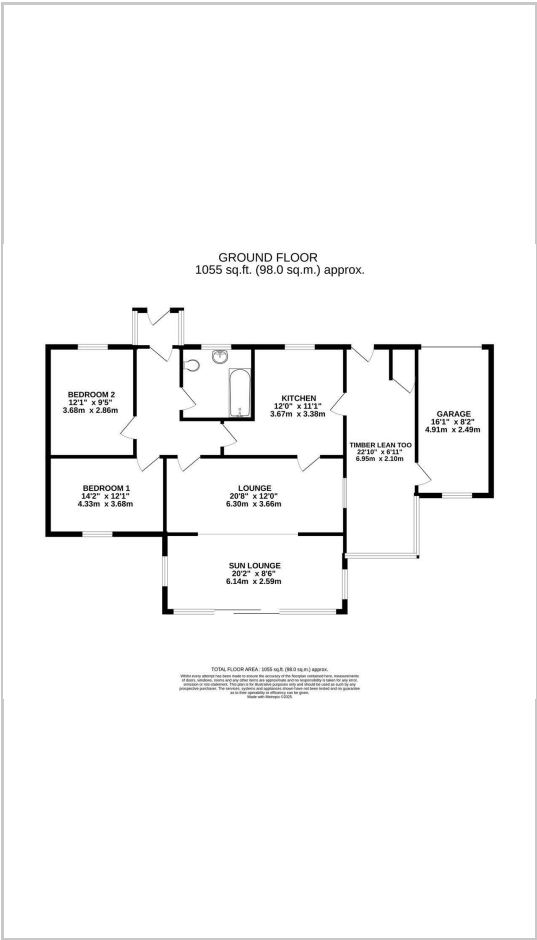
Buyers Premium

Buyers will be required to pay a Buyers premium of £1560 inc VAT (£1300.00 + VAT)

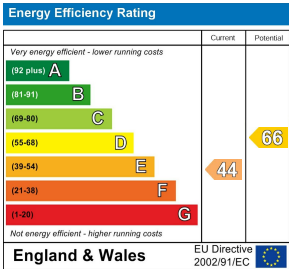
Area Map



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.