



Featherstone Drive

Glen Parva, Leicester, LE2 9RB

Guide Price £50,000



*****FOR SALE BY PUBLIC AUCTION 14TH SEPTEMBER 2023 2.00PM. REGISTER TO BID*****

Being sold leasehold with vacant possession. This two-bedroomed ground floor Maisonette is in need of modernization and updating. The accommodation comprises: an entrance vestibule, Lounge, and a kitchen. Inner hall, bathroom, and two double bedrooms. Garden to the front and garage to the rear. Lease first granted 25th December 1970 for a term of 99 years, therefore an unexpired term of 46 years remaining.



Entrance vestibule

Lounge 16'4" x 10'10" (4.99m x 3.32m)

Window to the front. Electric night storage heater and wall-mounted gas fire.

Kitchen 9'2" x 7'10" (2.81m x 2.39m)

Window and door to the rear.

Inner Hall

Large storage cupboard

Bedroom 1 13'8" x 8'11" (4.18m x 2.72m)

Window to the front. Electric night storage heater.

Bedroom 2 10'0" x 9'3" (3.06m x 2.82m)

Window to the rear.

Bathroom

Window of the rear. Panelled bath, wash hand basin and WC.

Outside

Gardens to the front. Side pedestrian access. Concrete section garage.

Disbursements

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

Buyer's Administration Fee

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

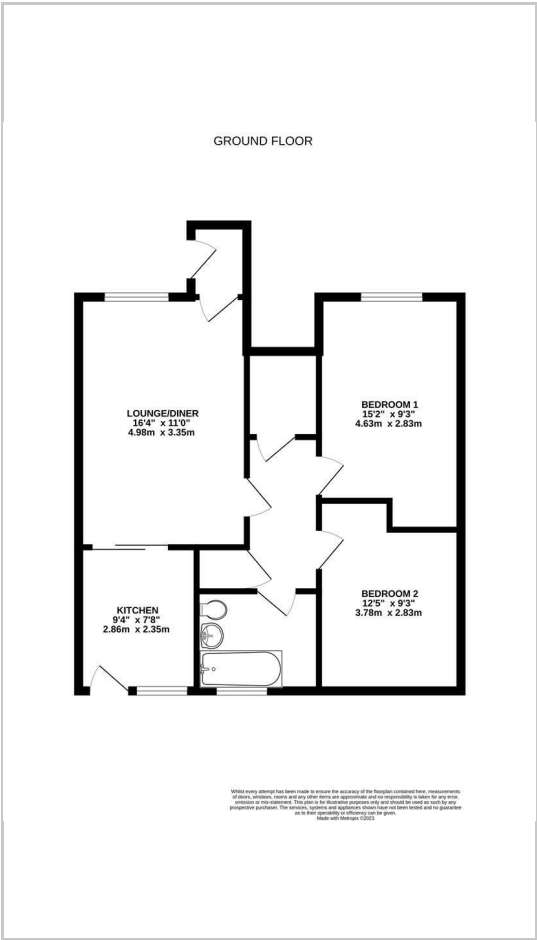
Consumer Protection Legislation

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.

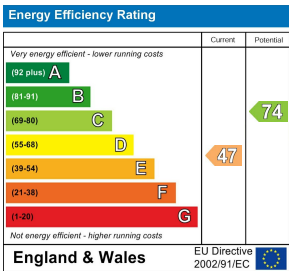
Area Map



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.