AUCTION HOUSE
LEICESTERSHIRE



Pindar Road

Leicester, LE3 9RP

Guide Price £130,000

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To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 30th November 2026
AUCTION ENDS: on Tuesday 1st December 2026

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A two-storey, three-bedroom semi-detached house in need of full modernisation. Two reception rooms and a kitchen on the ground floor, and three bedrooms and a bathroom on the first floor. Unusually the property benefits from a double garage to the side. Freehold







Entrance Hall

Lounge 13'2" x 12'7" (4.02m x 3.84m)

Dining Room 10'2" x 8'11" (3.11m x 2.74m)

Kitchen 10'2" x 9'7" (3.11m x 2.93m)

Landing

Bedroom 1 12'11" x 11'2" (3.94m x 3.41m)

Bedroom 2 10'6" x 11'2" (3.22m x 3.41m)

Bedroom 3 8'4" x 8'1" (2.55m x 2.48m)

Bathroom 7'4" x 7'7" (2.26m x 2.33m)

Outside

Double garage to the side. Front garden and enclosed rear garden.

Buyer's Administration Fee

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

Buyer's Premium

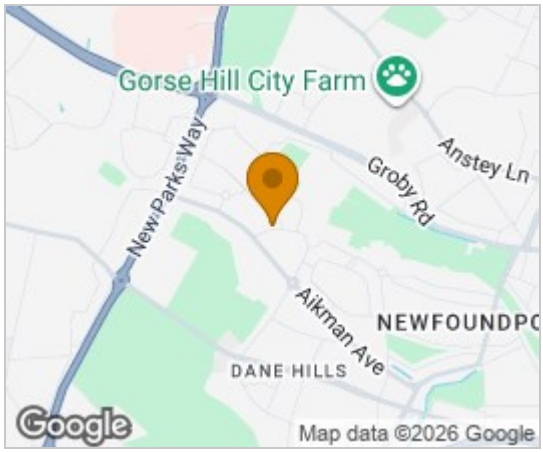
The successful buyer will be required to pay a buyer's premium fee of £1560.00 inc VAT (£1300.00 + VAT)

Property Information

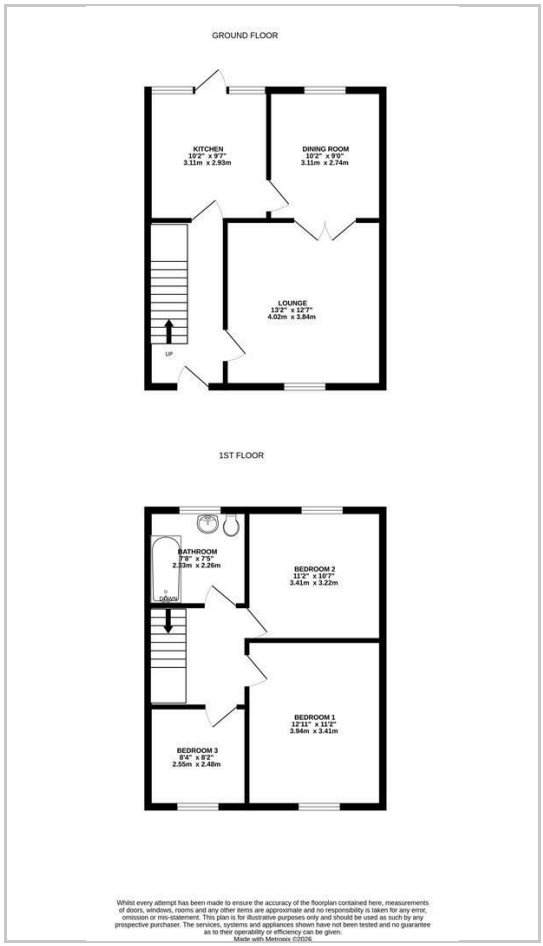
Tenure: Freehold
Local Authority: Leicester City Council
Council Tax Band: A
Type of Construction: System built
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: Low

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 selling agents, neither have the telephone or television points.

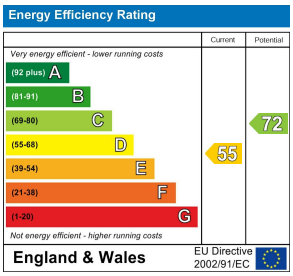
Area Map



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.

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