AUCTION HOUSE
LEICESTERSHIRE



Broad Street

Syston, Leicester, LE7 1GH

Guide Price £165,000

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To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 23rd November 2026
AUCTION ENDS: 13:00 on Tuesday 24th November 2026

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A substantial mid-terrace villa, in need of full modernisation. Entrance hall, two reception rooms, extended breakfast kitchen, utility, cloak/WC. Four bedrooms and a bathroom on the first floor.
Enclosed rear gardens. Freehold.







Entrance Hall

Lounge 12'11" x 11'11" (3.96m x 3.65m)

Sitting Room 12'11" x 11'11" (3.95m x 3.65m)

Utility Room 9'5" x 6'4" (2.88m x 1.95m)

Kitchen 20'6" x 9'4" (6.25m x 2.85m)

Landing

Bedroom 1 12'11" x 12'0" (3.96m x 3.67m)

Bedroom 2 12'11" x 13'6" (3.95m x 4.12m)

Bedroom 3 13'6" x 8'8" (4.14m x 2.66m)

Bedroom 4/Study 9'7" x 4'8" (2.93m x 1.44m)

Bathroom

Property Information

Tenure: Freehold
Local Authority: Charnwood Borough Council
Council Tax Band: D
Type of Construction: Traditional
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: Very Low

Buyers 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 £1500.00 inc VAT (£1250.00 + VAT)

Disbursements

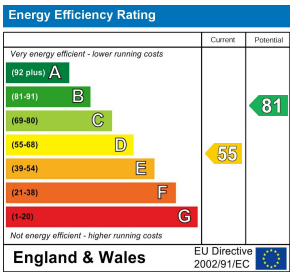
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

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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