



Beech Drive

Leicester, LE3 3DA

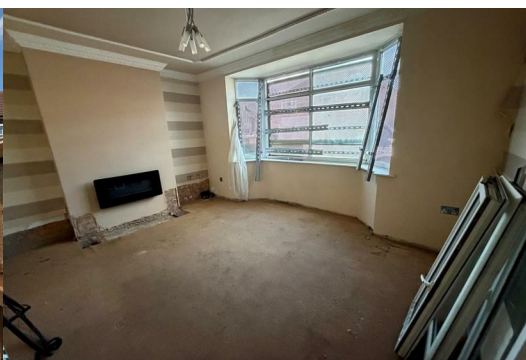
Guide Price £150,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 10th August 2026
AUCTION ENDS: 13:00 on Tuesday 11th August 2026

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A traditional three-bedroomed, semi-detached house that has been substantially extended to the ground and first floor. In need of full renovation, the property offers good-sized accommodation including: 3/4 bedrooms, 2/3 reception rooms. Large kitchen. Off-road parking and a good-sized garden. Freehold.



Entrance Hall

Lounge 14'10" x 11'3" (4.53m x 3.43m)

Dining room 14'11" x 10'7" (4.56m x 3.23m)

Bed 4 / third reception 7'9" x 16'0" (2.38m x 4.89m)

Ground Floor Bathroom 6'11" x 5'9" (2.13m x 1.76m)

Kitchen 15'3" x 15'0" (4.67m x 4.59m)

Landing

With stairs to a boarded roof space.

Bedroom 1 15'0" x 11'3" (4.58m x 3.44m)

Bedroom 2 14'4" x 11'4" (4.39m x 3.47m)

Bedroom 3 15'0" x 7'10" (4.58m x 2.40m)

Bathroom 11'4" x 10'9" (3.46m x 3.30m)

Outside

Good sized rear gardens. Forecourt parking to the front.

Disbursements

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

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 an auction administration fee of £1500.00 inc VAT (£1250.00 + VAT)

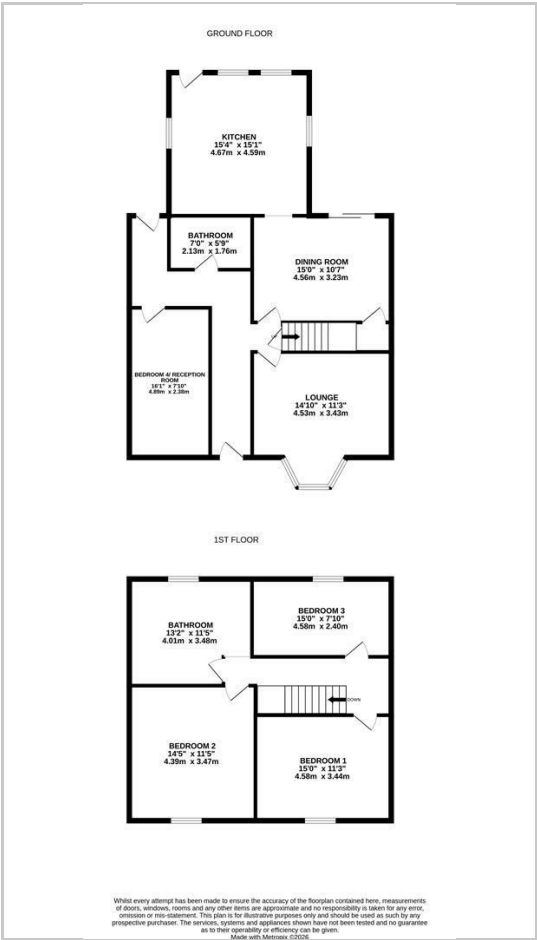
Property Information

Tenure: Freehold
Local Authority: Leicester City council
Council Tax Band: C
Type of Construction: Traditional
Services: The services have not been checked.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: very Low
The property is being sold with Vacant Possession.

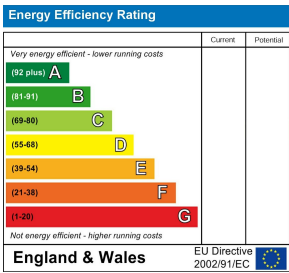
Area Map



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.