



# Belvoir Road

Coalville, LE67 3PJ

**Guide Price £70,000**

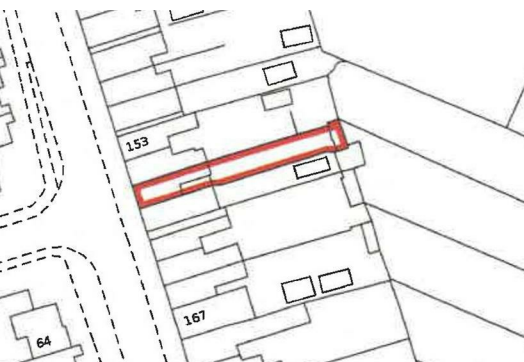


FOR SALE VIA ONLINE UNCONDITIONAL AUCTION. BIDDING OPENS MONDAY 27TH MAY & CLOSSES TUESDAY 28TH MAY.

A two bedroomed mid terraced house within walking distance of the town centre. Gas central heating and double glazing. Lounge/Diner, kitchen, and ground floor bathroom. Lean too glazed utility room. Two double bedrooms on the first floor. Enclosed rear gardens.

Freehold with vacant possession.

NB It is not possible to view the property internally as there is excessive rubbish throughout.



**Lounge/Diner 23'2" x 12'11" (7.06m x 3.94m)**

**Kitchen 7'9" x 6'4" (2.36m x 1.93m)**

**Bathroom**

**Utility Room 16'7" x 5'1" (5.05m x 1.55m)**

**Landing**

**Bedroom 1 12'11" x 10'9" (3.94m x 3.28m)**

**Bedroom 2 12'00" x 9'11" (3.66m x 3.02m)**

**Outside**

**Tenure**

The property is being sold freehold with Vacant Possession upon completion.

### 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.

### 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 £1,250 + VAT £1500 inc VAT

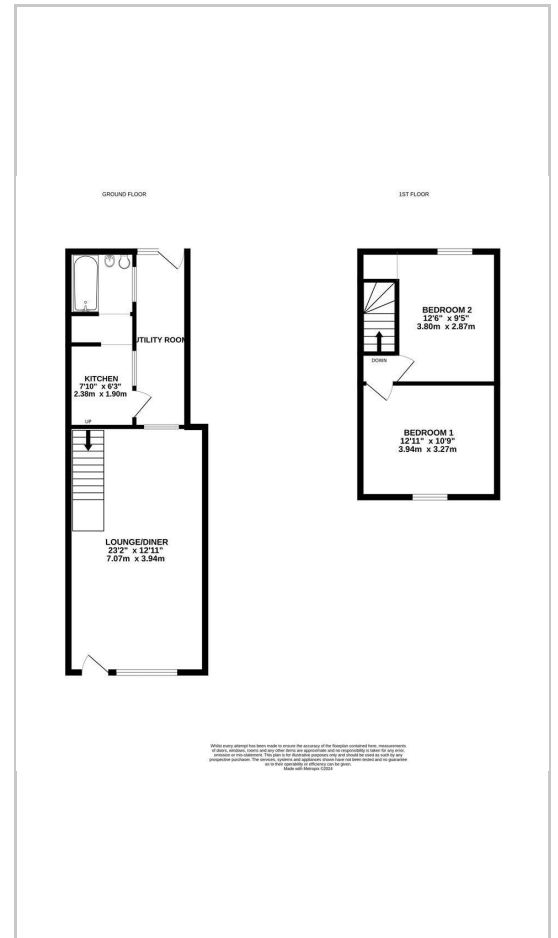
### Buyers Premium

Buyers will be required to pay a Buyers Premium of £1,250 + VAT (£1500.00 inc VAT)

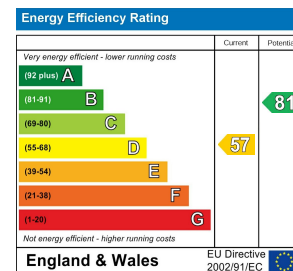
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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