



Aylestone Drive

Leicester, LE2 8QD

Guide Price £175,000



*****FOR SALE BY PUBLIC AUCTION 20TH JUNE 2024 2.00PM. REGISTER TO BID*****

A traditional bay fronted semi detached house in the sought after district of Aylestone. In need of full modernisation and with scope for extension (Subject to Planning Consent).

Entrance hall, two reception rooms, kitchen and lean too garden room. First floor landing, three bedrooms, and bathroom.

Good sized mature gardens. Car standing with a small garage to the side.

Freehold with vacant possession.



- Entrance Hall 14'6" x 7'3" (4.42m x 2.22m)**
- Lounge 10'11" x 10'5" (3.34m x 3.20m)**
- Sitting Room 13'5" x 10'11" (4.09m x 3.34m)**
- Lean Too Garden Room 7'10" x 7'7" (2.40m x 2.33m)**
- Kitchen 9'5" x 7'2" (2.89m x 2.19m)**
- Landing 6'11" x 7'3" (2.13m x 2.22m)**
- Bedroom 1 10'11" x 14'0" (3.34m x 4.28m)**
- Bedroom 2 10'11" x 10'0" (3.34m x 3.05m)**
- Bedroom 3 10'0" x 7'3" (3.05m x 2.22m)**
- Bathroom 7'2" x 6'7" (2.20m x 2.02m)**
- Timber Garage 13'7" x 6'5" (4.15m x 1.96m)**

Gardens

Driveway to the front and mature good-sized gardens to the rear.

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 £1250 + VAT (£1,500 inc VAT)

Tenure

The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price.

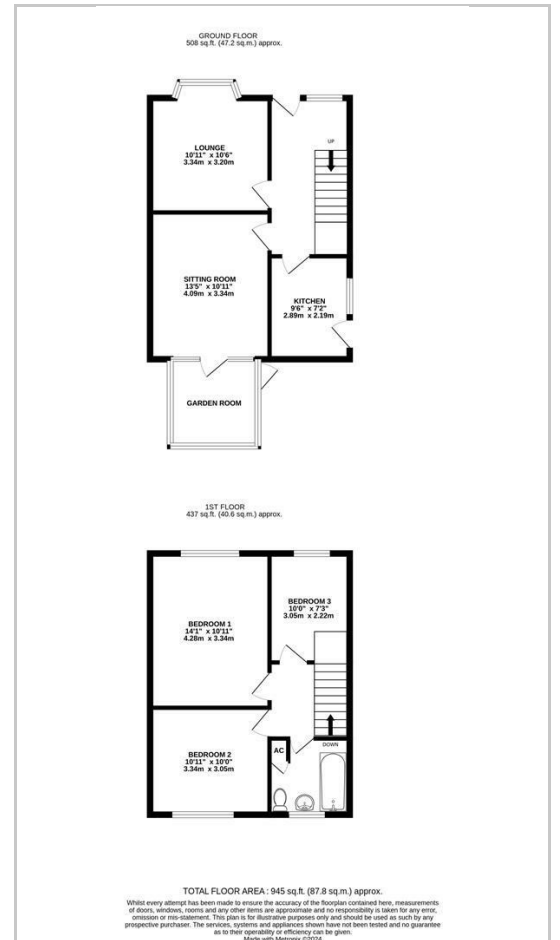
Consumer Protection Legislation

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.

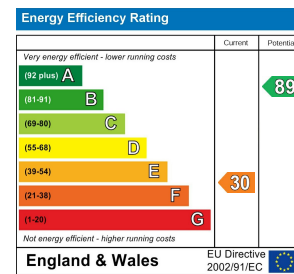
Area Map



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