



Broadbent Close

Whetstone, Leicester, LE8 6NN

Guide Price £170,000



*****FOR SALE BY PUBLIC AUCTION 25TH JULY 2024 AT 2.00PM. REGISTER TO BID*****

A three bedroomed two storey semi-detached house in a pleasant cul de sac, close to the centre of Whetstone. In need of general refurbishment, the property has a modern gas central heating system and partial double glazing. It would benefit from a new kitchen and bathroom and floor covering and redecoration. Ideal investment. Freehold with vacant possession.



Entrance Hall 5'7" x 13'11" (1.72m x 4.26m)

Lounge 13'11" x 11'4" (4.26m x 3.47m)

Dining Kitchen 8'2" x 17'5" (2.50m x 5.32m)

Landing

Bedroom 1 13'7" x 9'8" (4.15m x 2.95m)

Bedroom 2 8'11" x 8'0" (2.74m x 2.44m)

Bedroom 3 9'4" x 7'5" (2.87m x 2.28m)

Bathroom 5'11" x 5'5" (1.81m x 1.67m)

Outside

Gardens to the front and rear and driveway to the side.

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. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1500.00 (£1,250 + VAT)

Disbursements

Please see the legal pack for any disbursements that may become payable by the buyer.

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.

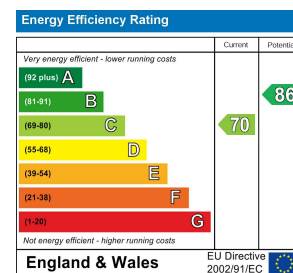
Area Map



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.

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