



Markfield Road

Ratby, Leicester, LE6 0LS

Price Guide £135,000



*****FOR SALE BY PUBLIC AUCTION 12th SEPTEMBER 2024 AT 2.00PM. REGISTER TO BID*****

A traditional three bedroomed semi detached house, sold subject to the terms of the Rent Act Tenancy. The tenant has the right to remain in the property and CANNOT be given notice to vacate. The level of rent is controlled by the rent officer and was last assessed and registered in May at £111.00 per week. The accommodation includes an entrance hall, lounge, and kitchen. Three bedrooms and a bathroom on the first floor. Outside there is a driveway and front garden, Lean too garage, and lovely rear gardens overlooking Martinshaw Woods. The property was re-roofed November 2021



Entrance Hall

Double glazed door to the entrance hall with window to the front. Cupboard and stairs to the first floor. Gas heater.

Lounge 19'8" x 10'5" (6.01m x 3.20m)

double glazed windows to the front and rear. Gas fire.

Kitchen 8'1" x 6'11" (2.47m x 2.11m)

Double glazed window to the rear and door to the garage. Cupboard under the stairs.

Landing

Bedroom 1 10'5" x 10'0" (3.20m x 3.07m)

Double glazed window to the front.

Bedroom 2 10'5" x 9'1" (3.20m x 2.77m)

Double glazed window to the rear.

Bedroom 3 8'1" x 7'1" (2.48m x 2.18m)

Double glazed window to the rear.

Bathroom

Double glazed window to the front. Bath with shower over. Wash hand basin and low level WC. ASiring cupboard.

Outside

A pleasant front garden with car standing provides access to a lean too garage 5.08m x 2.97m. Lovely well maintained rear gardens overlooking Martinshaw Woods.

Disbursements

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

Buyers Administration fee

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

Tenure

The property is being sold freehold SUBJECT TO THE RENT ACT TENANCY IN PLACE.

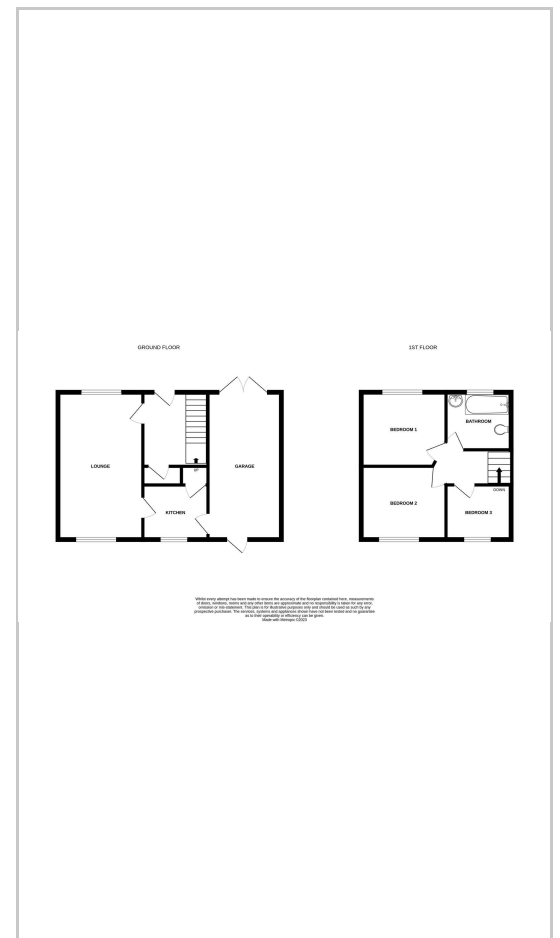
FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price.

SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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