



Leicester Road

Markfield, LE67 9RF

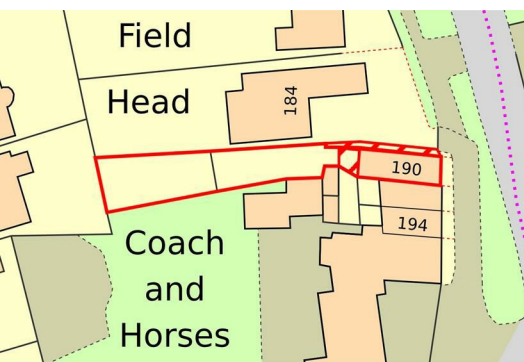
Guide Price £105,000



For Sale via Online Unconditional Auction starting on 02/12/24 at 13:00pm and closes 24 hours later.

A two bedroomed end of terrace cottage in need of renovation. next to The Coach and Horses pub and restaurant. Extended to the ground floor. Two reception rooms, kitchen and ground floor bathroom. Two bedrooms on the first floor. Rear yard and extensive rear gardens.

Freehold with vacant possession



Lounge 8'4" x 10'1" (2.55m x 3.08m)

Dining Room 9'3" x 11'11" (2.84m x 3.64m)

Kitchen 10'9" x 6'8" (3.29m x 2.04m)

Bathroom 6'10" x 6'5" (2.09m x 1.97m)

Landing

Bedroom 1 8'5" x 7'7" (2.58m x 2.32)

Bedroom 2 10'6" x 11'11" (3.22m x 3.64m)

Outside

Yard area with a shared side access.

Disbursements

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

Buyer's Administration Fee

Buyers will be required to pay an auction administration fee of £1250 + VAT (£1,500 inc VAT)

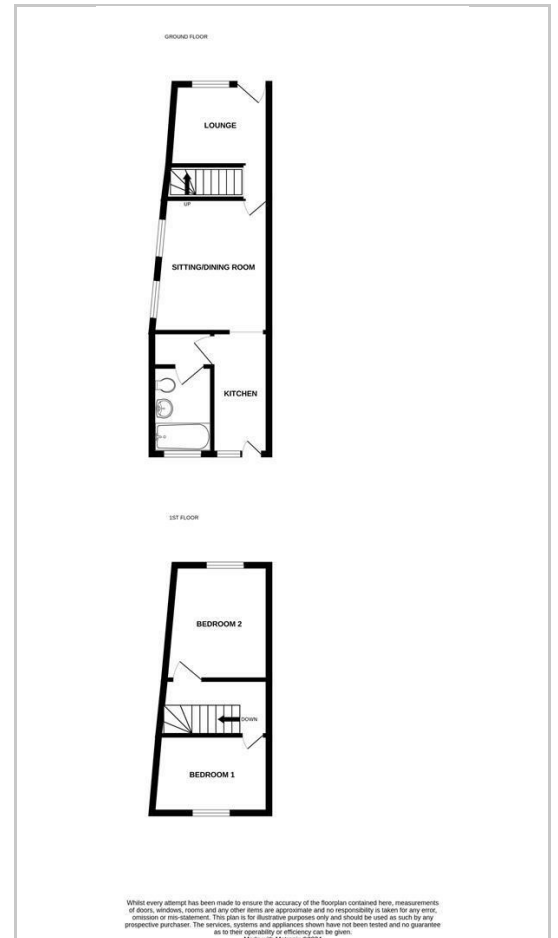
Tenure

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

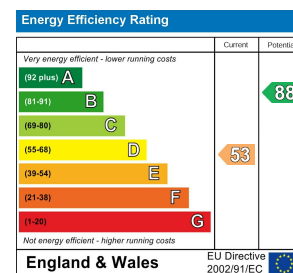
Area Map



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.

48 Granby Street, Leicester, LE1 1DH

Tel: 0116 2227575 Email: leicestershire@auctionhouse.co.uk

www.leicestershire@auctionhouse.co.uk