



## Loughborough Road

Birstall, Leicester, LE4 4NJ

**Guide Price £220,000**



FOR SALE BY ONLINE AUCTION. Bidding Open at 1pm on Monday 3rd February and closes at 1pm on Tuesday 4th February.

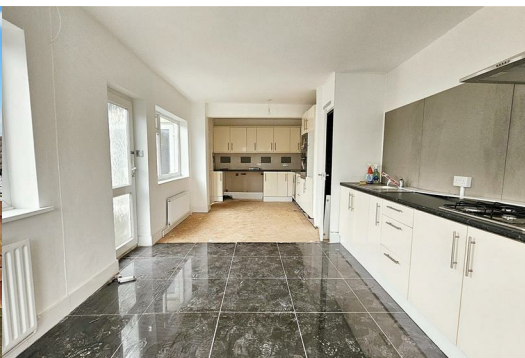
Full details and bidding information on our website [auctionhouse.co.uk/leicestershire](https://www.auctionhouse.co.uk/leicestershire)

A good sized, semi detached house with versatile accommodation to include three/four bedrooms, a large living kitchen and a bathroom.

Good sized plot with a swimming pool.

In need of general modernisation throughout.

Freehold with vacant possession. Completion set for 18th February 2025





Entrance hall

Lounge

Living kitchen

Bedroom

Bathroom

First Floor

Bedroom

Bedroom

Outside

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 £1500 + VAT ( £1,800 inc VAT)

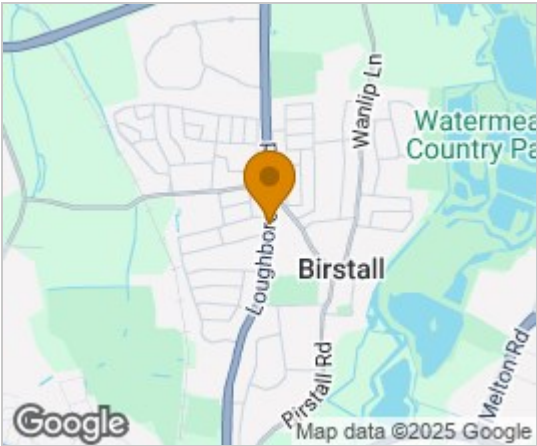
Buyer's Premium

Buyers will be required to pay a Buyers Premium of £1560.00 inc VAT (£1300.00 + VAT)

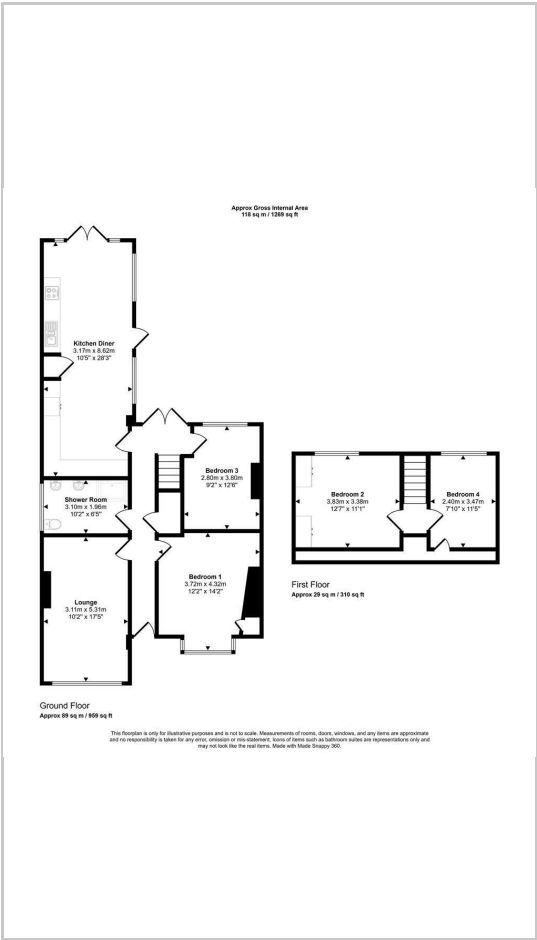
Consumer Protection Legislation

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.

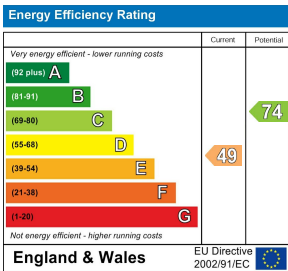
Area Map



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