



Richmond Road

Leicester, LE2 8BB

Guide Price £120,000



**** FOR SALE BY PUBLIC AUCTION ON 24th APRIL 2025. 2.00 PM. REGISTER TO BID****

SOLD UNDER AUCTION CONDITIONS. SIMILAR PROPERTIES WANTED. OUR NEXT AUCTION IS 5TH JUNE 2025.

A bay windowed mid terraced house in the ever popular Ayestone district of Leicester. In need of a light touch renovation, the accommodation includes, two reception rooms and fitted kitchen. Two bedrooms and bathroom. There is forecourt garden to the front and pleasant, good sized rear garden. Ideal Buy to let investment.



- Lounge 11'10" x 11'10" (3.61m x 3.63m)
- Sitting Room 12'0" x 11'10" (3.67m x 3.61m)
- Kitchen 12'0" x 6'6" (3.66m x 2.00m)

First Floor
Landing

- Bedroom 1 11'10" x 11'11" (3.63m x 3.64m)
- Bedroom 2 12'1" x 11'10" (3.69m x 3.63m)

- Bathroom 11'11" x 6'7" (3.64m x 2.03m)
- Accessed from bedroom 2.

Outside
Forecourt garden to the front and good sized enclosed garden to the rear.

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.

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)

Property Information
Tenure: Freehold
Local Authority: Leicester City Council
Council Tax Band: A
Type of Construction: Standard
Services: The property is offered to the market with all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: None

The property is being 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 selling agents, neither have the telephone or television points.

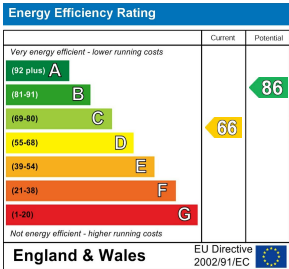
Area Map



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.