



Whitley Close

Leicester, LE3 9TF

Guide Price £57,000



***** FOR SALE BY PUBLIC AUCTION ON 5th JUNE 2025. 2.00 PM. REGISTER TO BID*****

A ground floor maisonette in a good location. in need of modernisation, the accommodation includes: Entrance hall, spacious lounge, fitted kitchen. Two bedrooms and bathroom. Garden to the rear and garage in block. 40 years unexpired lease term. Vacant Possession. Ideal Buy to Let investment.



Entrance Hall

Lounge 16'1" x 12'4" (4.91m x 3.76m)

Kitchen 8'8" x 6'11" (2.65m x 2.13m)

Bedroom 1 11'4" x 11'0" (3.47m x 3.36m)

Bedroom 2 8'3" x 6'11" (2.52m x 2.11m)

Bathroom

Outside

Enclosed garden to the rear

Garage

Single garage in block approached from Stoneleigh Way.

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.

Buyers Administration Fee

Buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

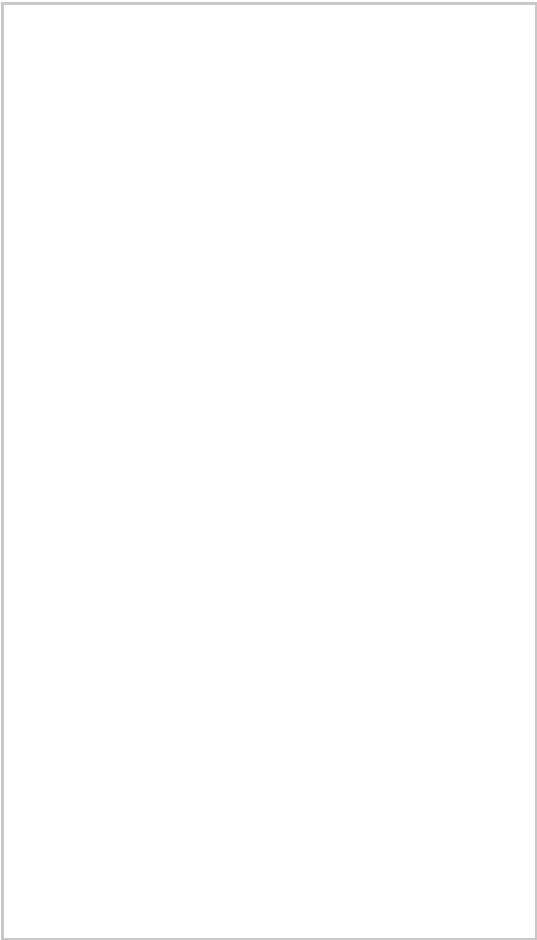
Disbursements

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

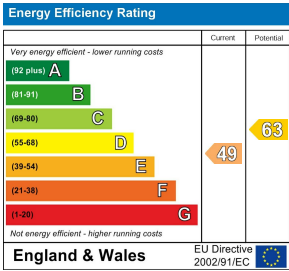
Area Map



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.