



Humberstone Lane

Leicester, LE4 9JR

Guide Price £170,000



FOR SALE IN OUR NATIONAL ONLINE AUCTION STARTING ON MONDAY 19TH MAY AND CLOSING ON TUESDAY 20TH MAY AT 13.00PM WWW.AUCTIONHOUSE.CO.UK/LEICESTERHIRE.

A three bedroomed semi detached house in need of modernisation. there has been a partial refurbishment carried out. Entrance lobby, lounge, kitchen, three bedrooms and a room designated as a bathroom. Forecourt parking to front and a large rear garden.

Freehold with vacant possession.



Entrance lobby

Lounge 12'5" x 11'6" (3.79m x 3.52m)

Kitchen 12'3" x 8'2" (3.75m x 2.50m)

Landing

Bedroom 1 10'11" x 9'6" (3.34m x 2.91m)

Bedroom 2 9'2" x 8'4" (2.81m x 2.56m)

Bedroom 3 6'6" 5'8" (1.99m 1.75m)

Bathroom 4'1" x 5'10" (1.27m x 1.78m)

No fittings

Outside

Forecourt parking to the front. gated side access to extensive rear gardens.

Buyers Administration Fee

Buyers will be required to pay an auction administration fee of £1500 + VAT (£1,800 inc VAT)

Buyers Premium

Buyers will be required to pay an auction administration fee of £1000 + VAT (£1,200 inc VAT)

Disbursements

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

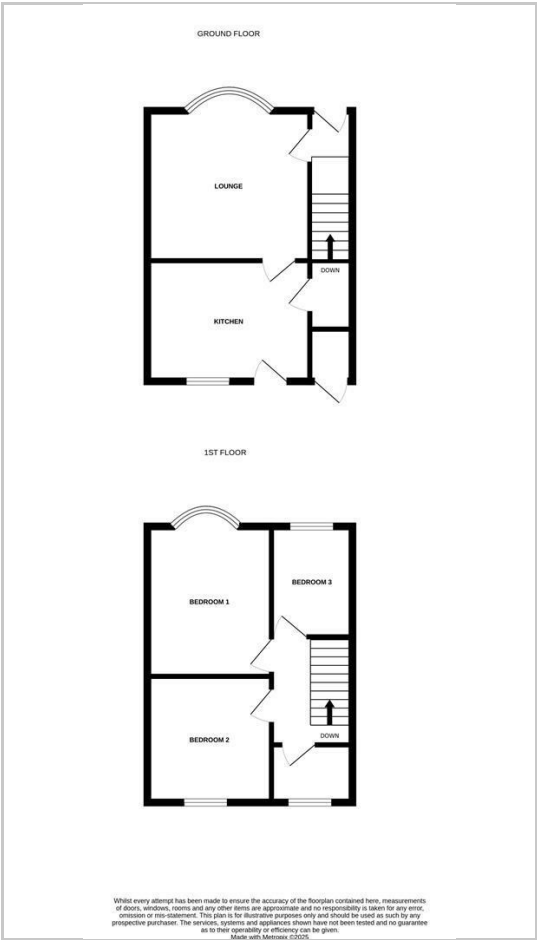
Consumer Protection Legislation

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.

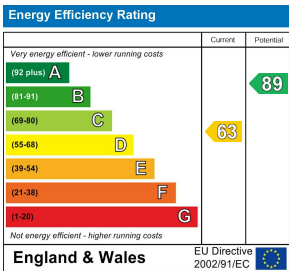
Area Map



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.