



Percy Road

Leicester, LE2 8FP

Guide Price £125,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 6th October 2025
AUCTION ENDS: 13:00 on Tuesday 7th October 2025

Visit auctionhouse.co.uk/leicestershire

A vacant, three bedroomed semi detached house in the popular district of Aylestone. In need of modernisation, the accommodation includes two reception rooms, kitchen and bathroom on the ground floor. Two bedrooms on the first floor and the master bedroom on the second floor. Enclosed rear gardens. Excellent buy to let opportunity.

OPEN HOUSE VIEWING - NO NEED TO BOOK
Thursday 2nd October 2025 at 9am



Open House Viewings

Open House. No need to book an appointment.
11th September2025 13.00-13.30
16th September 2025 17.00 - 17.30
20th September 2025 11.00- 11.30
25th September 2025 17.00- 17.30
2nd October 2025 9.00-9.30

Lounge 12'4" x10'11" (3.76m x3.34m)

Bedroom 3 12'0" x 7'6" (3.67m x 2.31m)

First Floor

Bedroom 2 13'8" x 10'11" (4.18m x 3.34m)

Dining Room 12'4" x 11'11" (3.76m x 3.65m)

Kitchen 12'2" x 7'3" (3.73m x 2.22m)

Second Floor

Bathroom 7'3" x 6'3" (2.22m x 1.91m)

Outside

Shared side pedestrian access to enclosed rear yard.

Bedroom 1 13'6" x 12'8" reduced headroom (4.14m x 3.88m reduced headroom)

Buyers Premium

Buyers will be required to pay an auction administration fee of £1560 inc VAT (£1300.00 + VAT)

Consumer Protection Legislation

These 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)

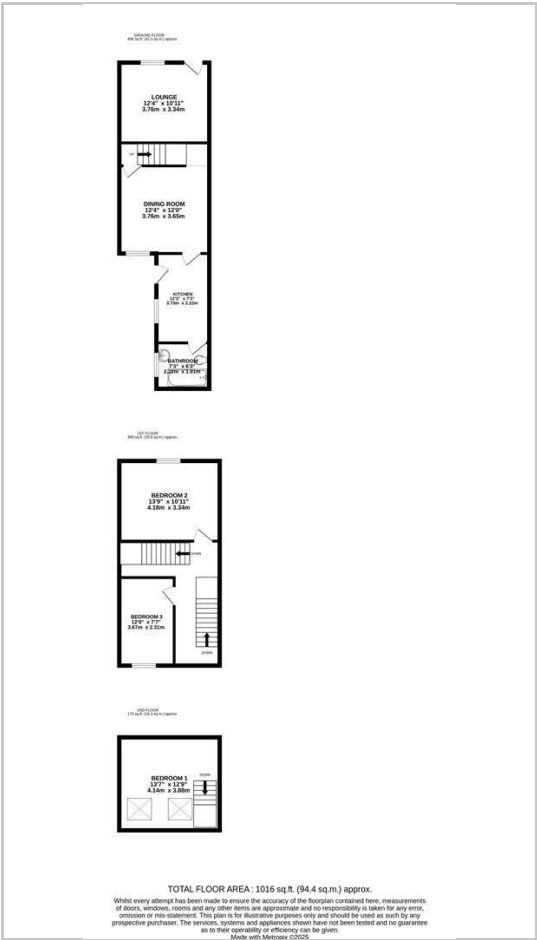
Disbursements

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

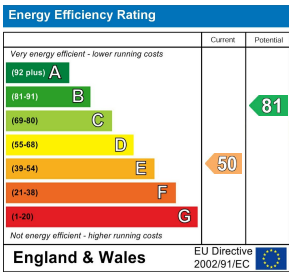
Area Map



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.

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