



Percy Road

Leicester, LE2 8FP

Guide Price £115,000



**** FOR SALE BY PUBLIC AUCTION ON 13th NOVEMBER 2025. 2.00 PM. REGISTER TO BID****

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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.



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.

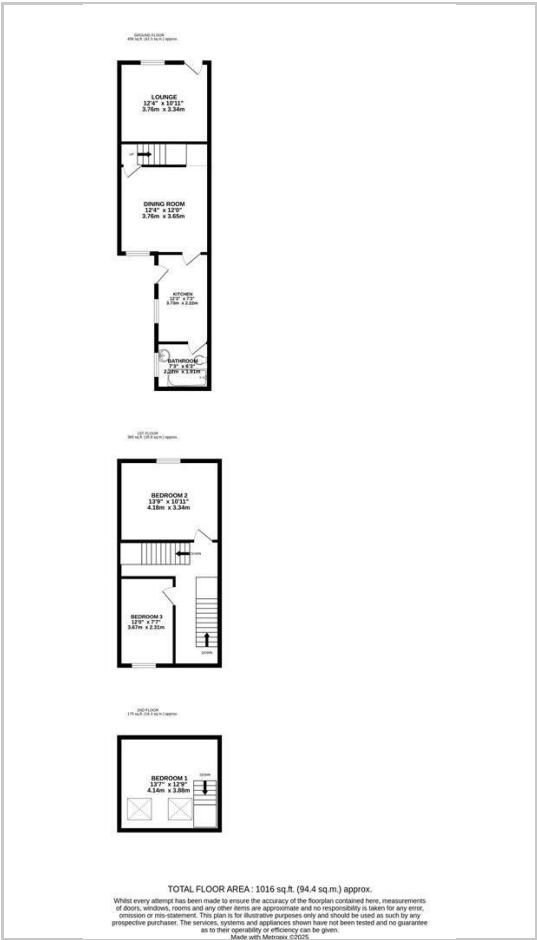
Buyers Administration Fee
The succesfull buyer will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT) on the fall of the hammer.

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

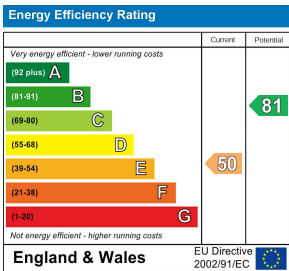
Area Map



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.