



Clarence Street

Loughborough, LE11 1DX

Guide Price £87,000



To be sold via NATIONAL TIMED ONLINE AUCTION
BIDDING OPENS: 13:00 on Monday 13th October 2025
AUCTION ENDS: 13:00 on Tuesday 14th October 2025

Visit auctionhouse.co.uk/leicestershire

A two bedroomed mid terraced house in need of modernisation. Entrance hall, lounge/diner, kitchen.
Two bedrooms and bathroom. Rear gardens. Freehold with vacant possession



Entrance Hall

Lounge/Diner 10'4" x 24'11" (3.15m x 7.61m)

Kitchen 9'6" x 5'10" (2.90m x 1.78m)

Landing

Bedroom 1 15'5" x 12'4" (4.70m x 3.76m)

Bedroom 2 12'3" x 7'11" (3.74m x 2.43m)

Bathroom 9'7" x 7'5" (2.94m x 2.27m)

Outside

Rear garden

Property Information

Tenure: Freehold

Local Authority: Charnwood Borough Council

Council Tax Band: A

Type of Construction: Traditional

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: Medium

The property is being sold 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 auctioneers.

Disbursements

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

Buyer's Administration Fee

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

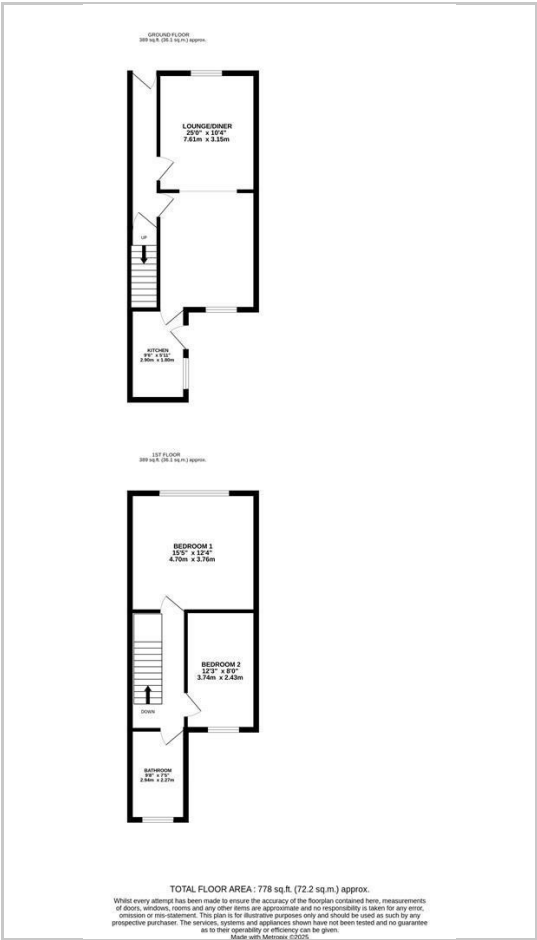
Buyer's Premium

The successfull buyer will be required to pay a buyer's premium of £1500.00 (£1250.00 + VAT)

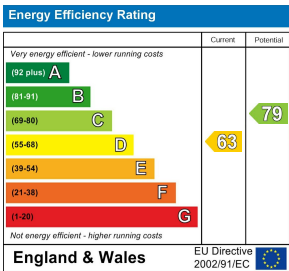
Area Map



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.