



Beaumanor Road

Leicester, LE4 5QE

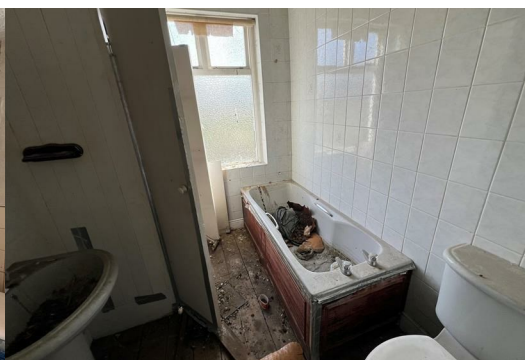
Guide Price £85,000



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

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A two bedroomed mid terraced house with entrance hall, two reception rooms and a kitchen. On the first floor, there are two bedrooms and a bathroom. Enclosed yard to rear. The property needs FULL renovation.



Entrance hall

Lounge 9'7" x 11'3" (2.93m x 3.45m)

Dining Room 12'9" x 11'3" (3.91m x 3.45m)

Kitchen 10'5" x 6'6" (3.19m x 1.99m)

Landing

Bedroom 1 14'4" x 11'3" (4.37m x 3.45m)

Bedroom 2 11'9" x 11'3" (3.59m x 3.45m)

Bathroom 10'5" x 6'6" (3.19m x 1.99m)

Outside

Enclosed rear yard.

Property Information

Tenure: Freehold

Local Authority: Leicester City 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 offered 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)

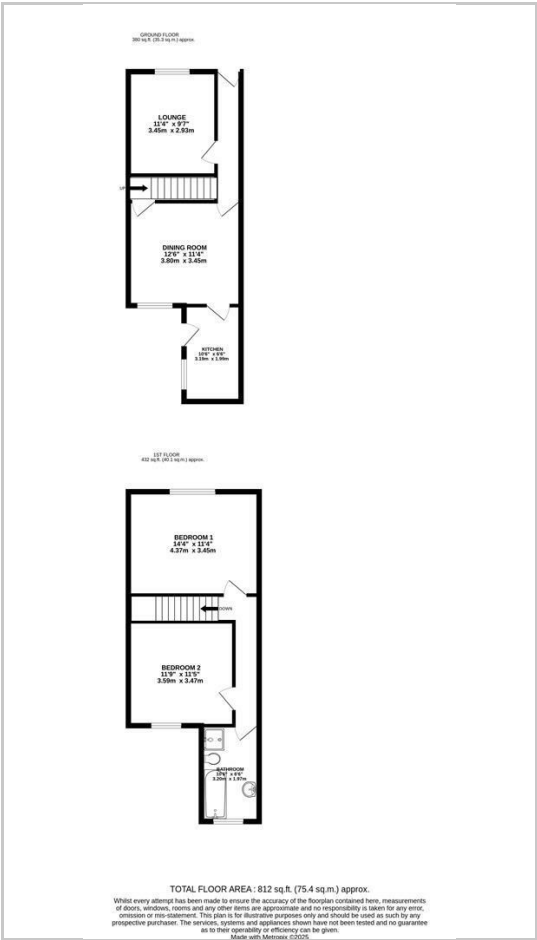
Buyer's Premium

The successfull buyer will be required to pay a buyer's premium of £1200.00 (£1000.00 + VAT)

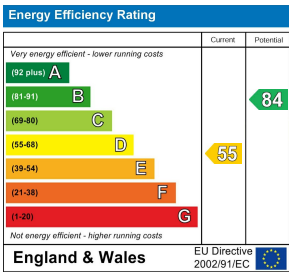
Area Map



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.