



Buxton Street

Leicester, LE2 0FH

Guide Price £191,000



SOLD UNDER AUCTION CONDITIONS. SIMILAR PROPERTIES WANTED.

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A substantial three storey double fronted terraced house in the popular district of Highfields.

Two reception rooms and a large breakfast kitchen and shower room on the ground floor. Three bedrooms and bathroom on the first floor and a large loft room with en suite shower room and storage space on the top floor. Freehold with vacant possession.



Entrance lobby

Lounge 10'6" x 11'9" (3.22m x 3.60m)

Sitting Room 10'7" x 11'11" (3.24m x 3.65m)

Kitchen 14'6" x 11'6" (4.42m x 3.52m)

Shower Room 6'11" x 5'3" (2.12m x 1.61m)

Store 8'3" x 3'10" (2.53m x 1.17m)

First Floor landing

Bedroom 1 12'1" x 11'10" (3.70m x 3.62m)

Bedroom 2 10'5" x 11'8" (3.19m x 3.58m)

Bedroom 3 8'6" x 11'10" (2.61m x 3.62m)

Bathroom 5'10" x 8'11" (1.80m x 2.73m)

Second Floor

Loft Room 10'7" x 16'9" (3.25m x 5.13m)

En suite 3'9" x 7'10" (1.16m x 2.41m)

Storage 12'0" x 9'3" (3.68m x 2.82m)

Outside

Small enclosed yard.

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.

Property Information

Tenure: Freehold
Local Authority: Leicester City Council
Council Tax Band: A
Type of Construction: Traditional
Services: The property has all mains services and gas-fired central heating.
Multiple Options for Broadband/mobile phone signal.
Flood Risk: very low

Buyers Administration Fee

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

Buyers Premium

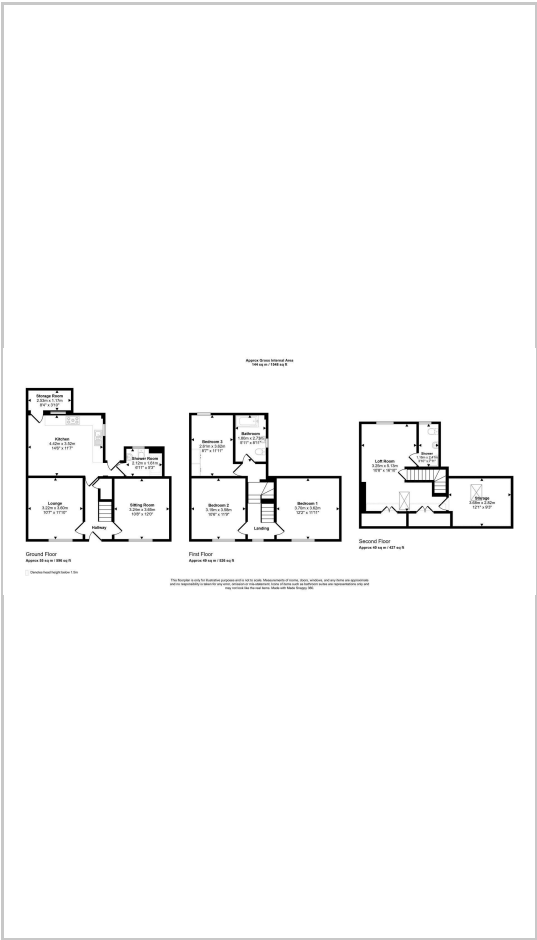
The succesfull buyers will be required to pay a buyer's premium fee of £1500.00 inc VAT (£1250.00 + VAT)

Buyer's Premium

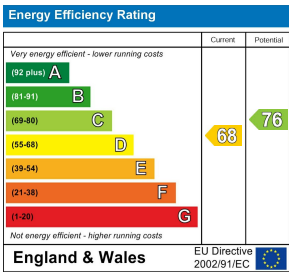
Area Map



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.