



# HOPKINS & DAINTY

ESTATE AGENTS



**Cathkin Close, Leicester, LE3 6PW**

**By auction £145,000**

**\*\*OPEN HOUSE VIEWINGS - TUESDAY 27/5/25 4.30PM TO 5.30PM\*\*** Located in a sought after area is this traditional three bedroom semi detached house with gas central heating (with combi boiler) and double double glazing. The area takes pride in its well-regarded schools and excellent transport links, including proximity to the M1 road network and the city centre, making it an ideal location for families and commuters alike.

For sale on 29 May 2025 with SDL Property Auctions.

The national property auction will be broadcast online with live auctioneers. To bid by proxy, online, or by phone, please submit your registration form no later than 5pm the day before the auction.

The auction will commence at 09:00. Please read the auction terms and conditions for further details.

## AUCTION DETAILS

### Auction Details:

The sale of this property will take place on the stated date by way of Timed Auction and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

### Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

### Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment

## Entrance porch

## Lounge 16'7" x 13'0" (5.08 x 3.98)



## Kitchen/diner 16'7" x 10'9" (5.08 x 3.29)



## The first floor

## Bedroom One 13'2" x 9'11" (4.02 x 3.04)



**Bedroom Two 11'4" x 10'2" (3.46 x 3.10)**



**Outside**



**Bedroom Three 10'1" x 6'5" (3.08 x 1.98)**



**Garage 18'6" x 11'11" (5.64 x 3.64)**

### **Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

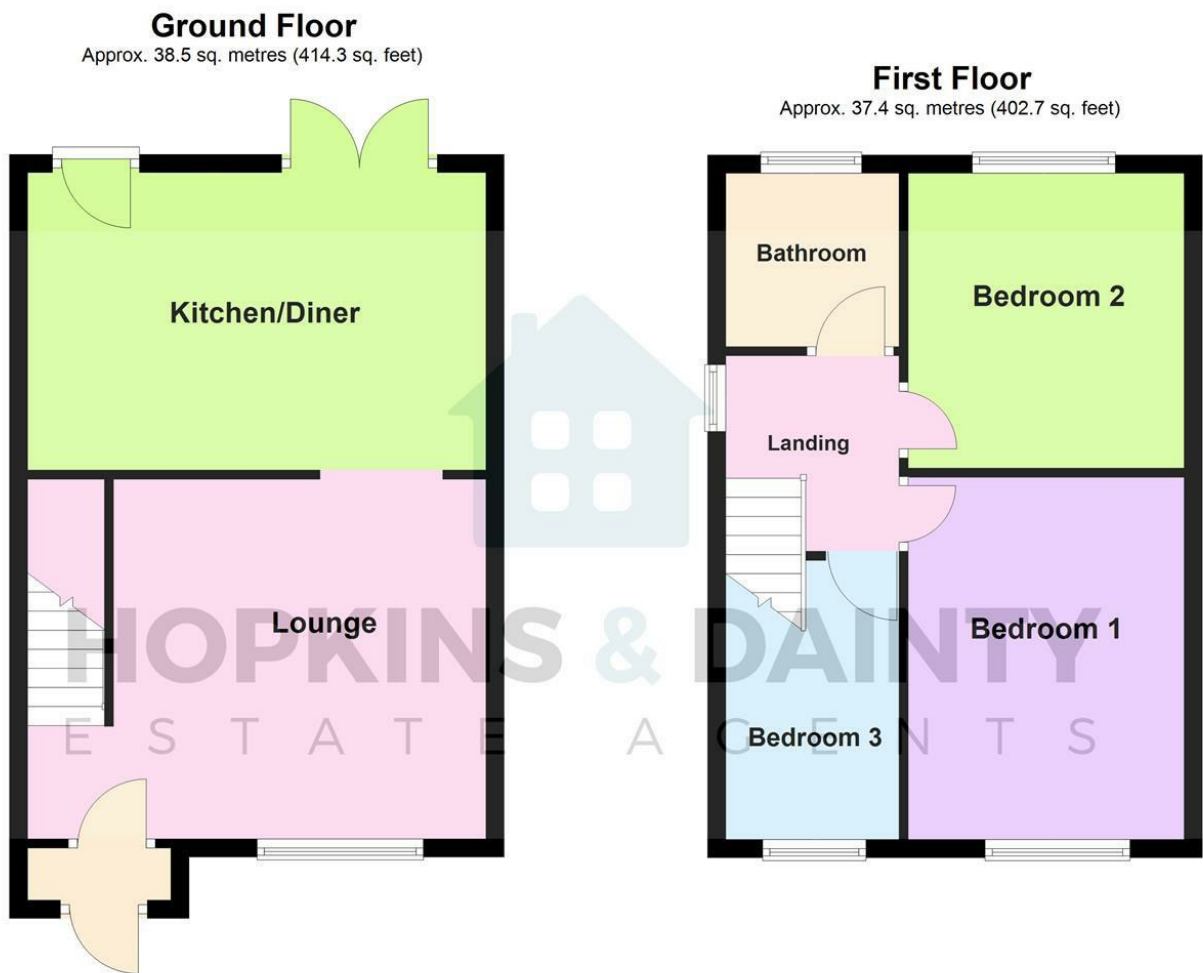
### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

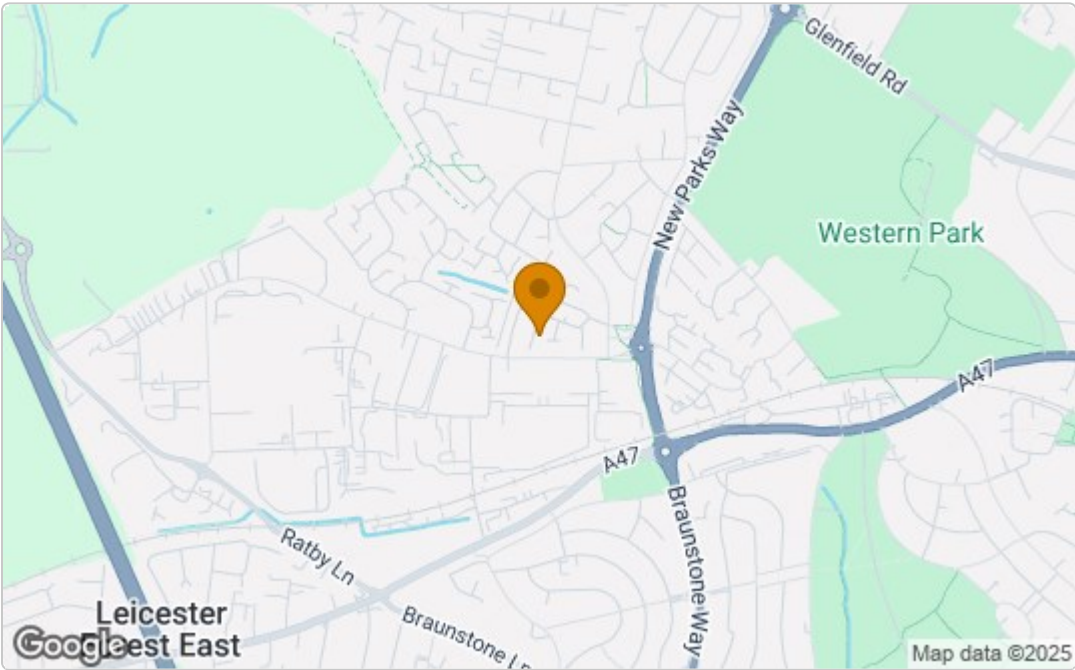
**Bathroom**



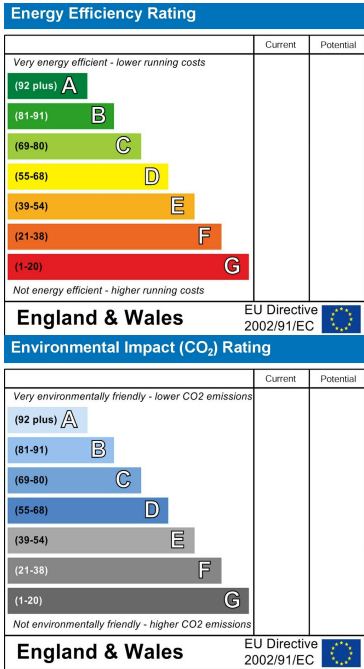
Floor Plan



Area Map



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.