



Wolverton Road, Leicester, LE3 2AL

Auction Guide £170,000

Freehold

Taylor's

Est. 1992

For sale by Modern Auction Method

Three/four bedroom home

Two large reception rooms

Downstairs bathroom and WC

Private rear garden

Highly popular location

No onward chain

Please contact Taylors to arrange your visit



Auction details

Property description

Reception room one	15'3" x 11'5" (4.67 x 3.48)
Reception room two	13'3" x 9'6" (4.06 x 2.92)
Kitchen	12'1" x 7'6" (3.70 x 2.31)
Bathroom	7'6" x 7'3" (2.31 x 2.22)
WC	7'6" x 2'4" (2.31 x 0.72)
Master bedroom	14'2" x 11'6" (4.33 x 3.52)
Bedroom two	11'4" x 9'9" (3.47 x 2.99)
Bedroom three	12'4" x 7'8" (3.78 x 2.34)
Extra bedroom	10'2" x 7'0" (3.10 x 2.14)



For sale via Modern Method of Auction | Four bedroom home | Two spacious reception rooms | Private rear garden | Available with no onward chain | Excellent investment opportunity | Please contact Taylors to arrange your visit

This spacious four-bedroom terraced home, offered for sale via the Modern Method of Auction, presents an exceptional investment opportunity, particularly appealing to investors and first-time buyers alike. Benefitting from no onward chain, the property is ready for immediate occupation or renovation, providing a blank canvas for potential buyers to put their own stamp on it. The ground floor boasts two generous reception rooms, a well-proportioned kitchen, and a bathroom with a separate WC. The kitchen leads out to a garden, featuring both lawn and paved areas, ideal

for outdoor activities and gardening enthusiasts.

Upstairs, the property continues to impress with four bedrooms, including three well-sized double bedrooms and an additional bedroom that can be utilized as a study or nursery. The master bedroom is particularly spacious, offering ample natural light through its bay window. Located in a sought-after area, the home is close to local amenities, schools, and excellent transport links, making it a convenient choice for families. This property represents an excellent opportunity to acquire a versatile home with significant potential for enhancement and value addition.

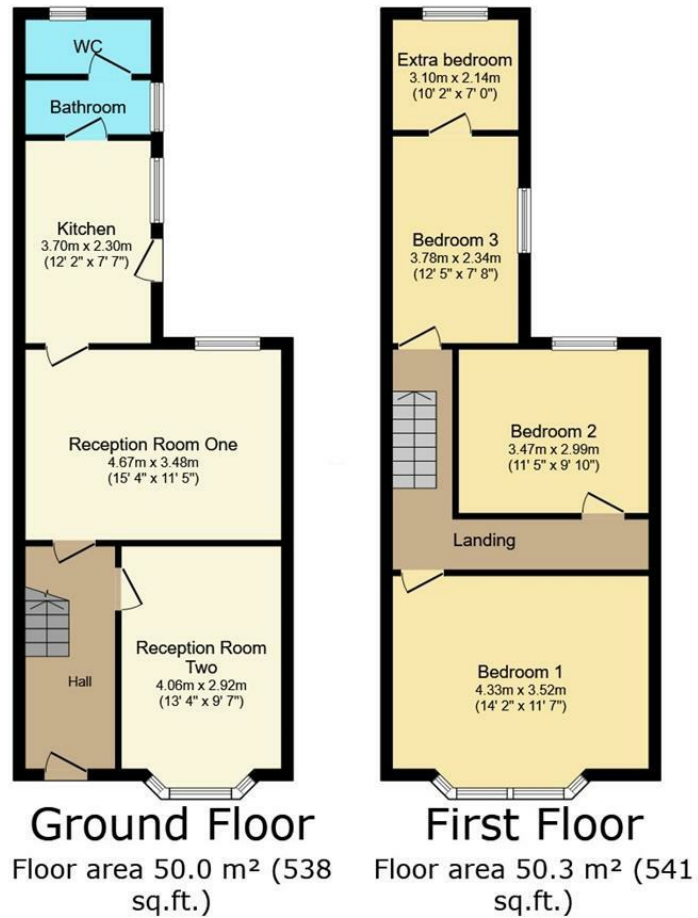
AUCTION TERMS

Modern Method of Auction is a system of purchase that is designed to provide

security to both sides of the transaction while facilitating rapid completion. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyer's solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.8% including VAT of the agreed sale price, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, Keybid Property Auctions Ltd. Ts & Cs Apply.







TOTAL: 100.3 m² (1,080 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.