

Room Sizes

Entrance Vestibule

Living Room

16'6 x 12'8

Dining Kitchen

16'9 x 8'5

Reception Room

First Floor Landing

Bedroom One

12'2 x 9'5

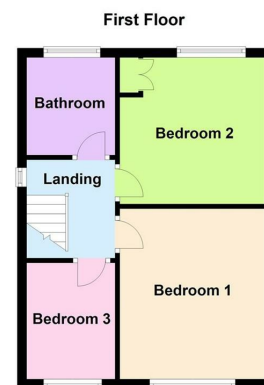
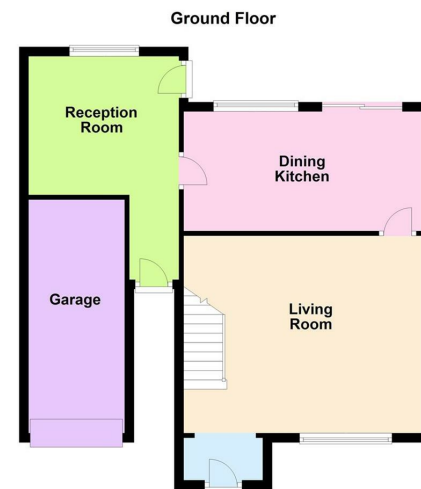
Bedroom Two

10'2 x 9'10

Bedroom Three

8'2 x 6'7

Family Bathroom



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Waverley Road, Blaby, Leicester LE8 4HH

Auction Guide £165,000

The Story Begins

- Semi Detached Family Home
- For Sale By Modern Auction
- Extended To The Side
- Scope For Improvement
- Driveway & Garage
- Front & Rear Gardens
- Entrance Vestibule & Living Room
- Dining Kitchen & Separate Reception Room
- Three Bedrooms & Bathroom
- Energy Rating, Freehold & Council Tax Band B

Location Is Everything

Blaby boasts a host of amenities for everyone young and old. A village centre with a good selection of shops including two supermarkets, a post office, butchers & Bakery, pharmacies and health centres, a library and a dentist. There are two highly regarded Primary Schools with a secondary school in the next village, several churches and Bouskell and Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character.



Inside Story

For Sale by Online Auction by Nest Estate Agents powered by Rocket Auctions
Auction end date is 31st of July

Please head to the Rocket Auctions website to register and bid.

Welcome to Waverley Road, Blaby, Leicester - a charming location for this extended semi-detached family home that is brimming with potential!

This property boasts three bedrooms, offering ample space for a growing family or those in need of a home office or guest room. The living room, dining kitchen, and reception room provide versatile living spaces that can be tailored to suit your lifestyle.

Situated on a generous plot, this home features a driveway, garage, and a rear garden.

With the property being for sale by auction, this is a fantastic opportunity to secure a home with the potential for improvement and stamp your own style on it. Whether you're looking to add value or create your dream living space, this property offers a blank canvas for your creativity.

Situated on a generous plot, this home features a driveway, garage, and a rear garden.

Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your family.

