

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk

## Room Sizes

**Hallway**  
6'4x4'8

**Living & Dining Room**  
18'05x14'06 max

**Kitchen**  
13'6x6'3

**Conservatory**  
10'9x10'4

**Side Porch**  
18'9x4'5

### First Floor Landing

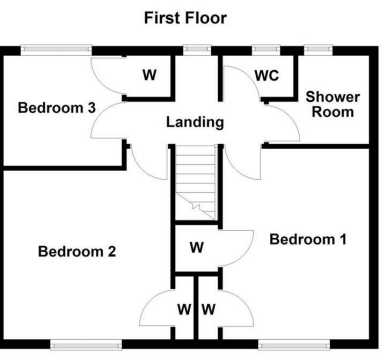
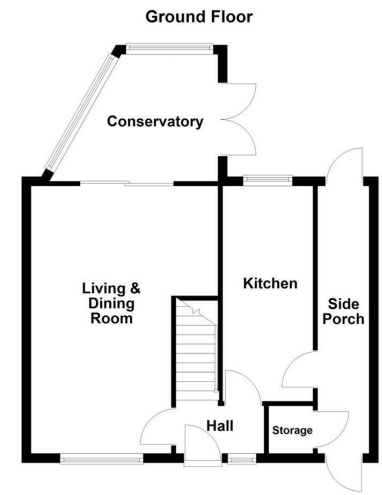
**Bedroom One**  
12'1x11'2

**Bedroom Two**  
12'2x11'02

**Bedroom Three**  
8'07x7'7

**Shower Room**  
8'3x5'9

**WC**



**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.

Trenant Road, Leicester LE2 6UA

Guide Price £125,000



# The Story Begins

- Mid Town Home
- No Upward Chain
- Ideal Investment Buy
- Entrance Hallway & Kitchen
- Living Dining Room & Conservatory
- First Floor Landing, Shower Room & WC
- Three Bedrooms
- Front & Rear Gardens
- Energy Rating C
- Council Tax Band A & Freehold

# Location Is Everything

Situated between Eyres Monsell, Wigston and Aylestone which is popular for many as this location has everything to offer. With a vast amount of local shops and a Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club is close by and really makes this location a welcoming community with different events, themed nights and parties all year round. Located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.

While the home is in need of full refurbishment, it offers a blank canvas for those with vision and creativity. Its convenient location and potential for transformation make it an ideal investment buy. Whether you are looking to create your very own home or seeking a property with great rental potential, this town house on Tenant Road is a promising choice.



# Inside Story

Situated within a convenient location this mid-town home presents an excellent opportunity for those seeking a project or investment. Spanning 926 square feet, the property is offered for sale with no upward chain, making it an attractive prospect for buyers eager to make their mark.

**Auction Details**

The lot is to be sold by 17th December at 1.30pm.

An auction buyer’s fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings.

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details.

Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range. A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids. The complete legal pack would need to be inspected before an offer would be considered. Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

