

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



Room Sizes

Flat 1

Living Room

12'6 x 12'3

Kitchen

15'9 x 7'9

Lobby

7 x 2'6

Shower Room

7 x 5'5

Bedroom

12'5 x 9'3

Flat 2

Living Room

14'1 x 12'4

Kitchen

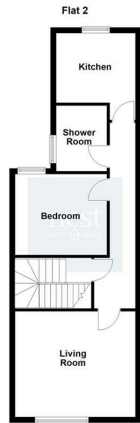
10'2 max x 7

Shower Room

7'8 x 4'9

Bedroom

11 x 9'9



Wigston Lane, Aylestone, Leicester LE2 8TN

£190,000

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.

The Story Begins

- Availble Via Modern Auction
- Two Self Contained Flats
- Perfect Investment Opportunity
- Flat 1 - Living Room & Kitchen
- Flat 1 - Bedroom & Shower Room
- Flat 2 - Living Room & Kitchen
- Flat 2 Bedroom & Shower Room
- Rear Enclosed Shared Garden
- Car Parking To The Front
- Energy Ratings D & E & Council Tax Bands A

Location Is Everything

Aylestone is a charming suburb situated to the south of Leicester's city center, boasting a rich history and a strong sense of community. Known for its picturesque settings, Aylestone seamlessly blends historical charm with modern conveniences. The area offers a plethora of amenities, including shops, cafes, and parks, making it an appealing place for families and professionals alike. Aylestone Meadows, a nearby nature reserve, provides residents with an expansive green space for recreation and relaxation. The suburb is also well-connected, with excellent public transportation links and easy access to major roadways, facilitating smooth commutes to and from Leicester. Local schools, healthcare facilities, and sports clubs further enhance the quality of life, making Aylestone a sought-after location for homebuyers seeking a balanced and vibrant community.



Inside Story

This property is available via online auction. Cash buyers & Mortgage Buyers welcome. Why buy at auction? Under 1% fall through, 5 x quicker, Below market pricing. The lot is to be sold by traditional online auction with an end date and time of TBC. 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 10% of 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.

