



Bede Street, Leicester LE3 5LD

welcome to

Bede Street, Leicester

Exceptional four bedroom HMO, thoroughly renovated for modern living! Featuring two en-suites, one shared bathroom, and spacious individual rooms. Ideal investment opportunity in a vibrant neighborhood with high rental demand.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

10' 8" x 11' 5" (3.25m x 3.48m)
Window to the front and a radiator.

Kitchen

14' x 8' 3" (4.27m x 2.51m)
Fitted wall and base units with integrated hob and oven. A window to the rear and a radiator.

Bedroom One

12' 7" x 8' 6" (3.84m x 2.59m)
Window to the rear and a radiator.

En-Suite

A shower cubicle, WC, hand wash basin and a window to the rear.

First Floor Landing

Bedroom Two

10' 9" x 13' 2" (3.28m x 4.01m)
Window to the front and a radiator.

Bedroom Three

7' 9" x 9' 11" (2.36m x 3.02m)
Window to the rear and a radiator.

Bathroom

A bath with a shower, a WC, handwash basin, towel rail and a window to the rear.

Second Floor Landing

Bedroom Four

21' 3" x 11' 3" (6.48m x 3.43m)
Two skylights, a window to the rear and a radiator.



En-Suite

A shower cubicle, WC, handwash basin, towel rail and a window to the rear.

Rear Garden



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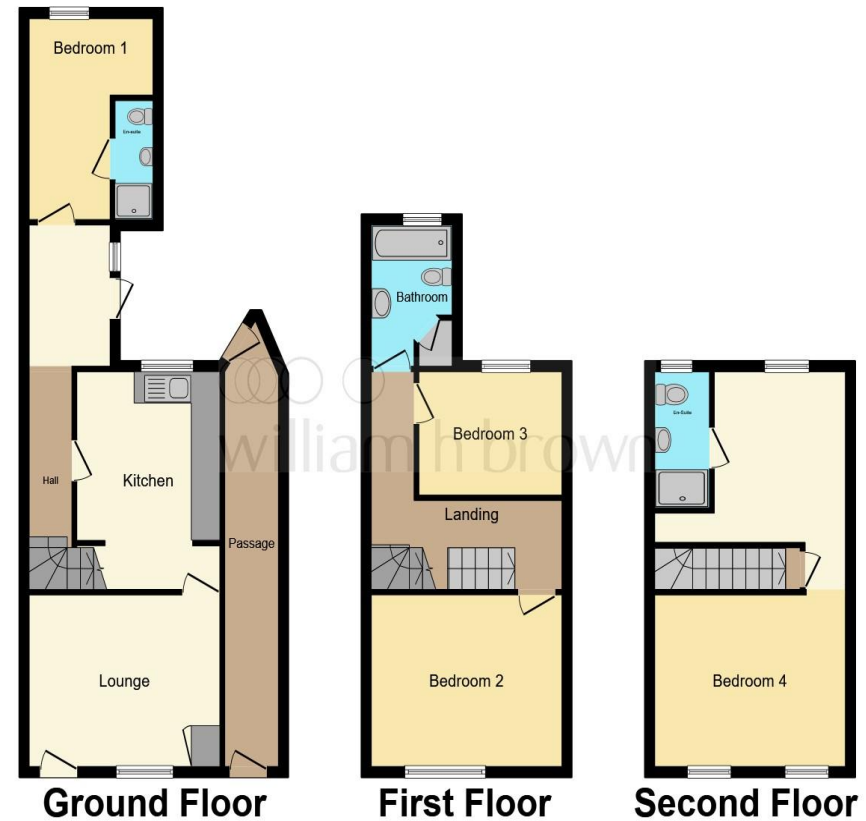
Bede Street, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Fully Renovated
- Four Bedrooms

Tenure: Freehold EPC Rating: D

guide price

£260,000



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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Property Ref:
LHS119187 - 0002

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