



Aylestone Road, Leicester LE2 8JD

welcome to

Aylestone Road, Leicester

Established three-bedroom semi-detached home with easy access to Fosse Park and M1/M69. Features a spacious lounge/dining room, well-equipped kitchen, and parking with a garage. Ideal for a growing family in a popular location.

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.

Entrance Porch

Entrance Hall

With storage under stairs and a radiator.

Lounge

27' 2" into bay x 10' 7" (8.28m into bay x 3.23m)

A bay window to the front, a window to the rear, two radiators and a fireplace.

Kitchen

16' 3" x 7' 8" (4.95m x 2.34m)

Fitted wall and base units, a radiator and two windows.

Landing

A window.

Bedroom One

13' 1" into bay x 9' 10" (3.99m into bay x 3.00m)

A bay window to the front, a radiator and a fitted wardrobe.

Bedroom Two

12' 7" x 10' 7" (3.84m x 3.23m)

A window to the rear and a radiator.

Bedroom Three

7' 6" x 6' 3" (2.29m x 1.91m)

A window to the front and a radiator.

Bathroom

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

Front & Rear Garden

Driveway & Garage





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Aylestone Road, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Established Bay Windowed Semi

Tenure: Freehold EPC Rating: E
Council Tax Band: C

guide price

£220,000



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:
LHS120222 - 0003

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