

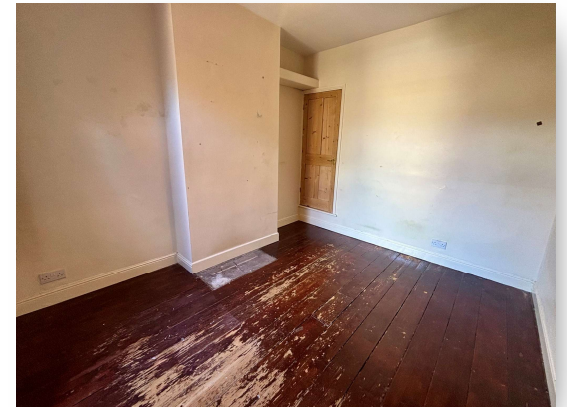


Avenue Road Extension, Leicester LE2 3EL

welcome to

Avenue Road Extension, Leicester

Buy to let or your first home? Then look no further than this mid-terrace cottage. Accommodation comprises two reception rooms, kitchen, two good sized bedrooms and bathroom off the first floor landing. The property is fully double glazed & has gas central heating. Rear courtyard garden.



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.

Reception One

10' 11" x 11' 1" (3.33m x 3.38m)
Double glazed window, radiator, ceiling light, power points, wood effect flooring and storage cupboard.

Reception Two

10' 11" x 11' 1" (3.33m x 3.38m)
Double glazed window, radiator, ceiling light, power points, wood effect flooring and stairs to first floor landing.

Kitchen

5' x 13' 1" (1.52m x 3.99m)
Door to the side, double glazed window, base and eye level cupboards, roll edge worktops, tiled splashbacks, ceiling light, power points, radiator, cooker space with extractor over and washing machine space.

Landing

Ceiling light, loft access and all rooms lead off.

Bedroom

11' 1" x 12' 1" (3.38m x 3.68m)
Double glazed window, radiator, ceiling light and power points.

Bedroom

9' 1" x 11' 1" (2.77m x 3.38m)
Double glazed window, radiator, ceiling light and power points.

Bathroom

7' x 12' 1" (2.13m x 3.68m)
Frosted double glazed window, radiator, ceiling light, low level WC, double wash hand basins, double shower cubicle and extractor fan.

Courtyard Garden



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welcome to

Avenue Road Extension, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Reception Rooms
- Kitchen
- Two Bedrooms & Bathroom
- Courtyard Garden
- No Upper Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
OAD108458 - 0004

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