



23 Matlock Avenue
, South Wigston, LE18 4NA
By Auction £165,000

FOR SALE VIA MODERN METHOD OF AUCTION. Aston & Co are delighted to offer to the market the very well presented semi detached property located in South Wigston. The property briefly comprises : an entrance hall, lounge and kitchen/diner on the ground floor. Whilst the first floor offers two good size bedrooms and a fully fitted three piece bathroom suite. Early viewing advised.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. provided by iamsold.

- *The Modern Method of Auction, Subject to Reserve Price*
- Two Bedroom Semi Detached Home
- Sold with Sitting Tenants returning £825 pcm
- Three Piece Bathroom Suite
- Well Presented Throughout
- Garage For Storage
- Enclosed Rear Garden
- Internet - standard, superfast & ultrafastSee Ofcom.com
- Council Tax Band A
- EPC Rating E



Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Location

South Wigston is located approximately 3 miles south east of Leicester City Centre. The location is convenient for local shops, supermarket, train station, access to Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Rolleston Primary School, Eyres Monsell Primary, The Samworth Academy, Sir Jonathan North College and South Wigston High School and the South Warwickshire North Leicestershire College (Wigston Campus) is just a short walk away.

Lounge

11'1" x 10'11" plus bay (3.38m x 3.33m plus bay)

UPVC Double Glazed Window to Front Aspect, Power Points, Radiator

Kitchen

10'10 x 14'02 (3.30m x 4.32m)

Bedroom One

11'1" x 10'11" (3.40m x 3.33m)

UPVC Double Glazed Window to Front Aspect, Power Points, Radiator

Bedroom Two

11'01 x 9'01 (3.38m x 2.77m)

UPVC Double Glazed Window to Rear Aspect, Power Points, Radiator

Bathroom

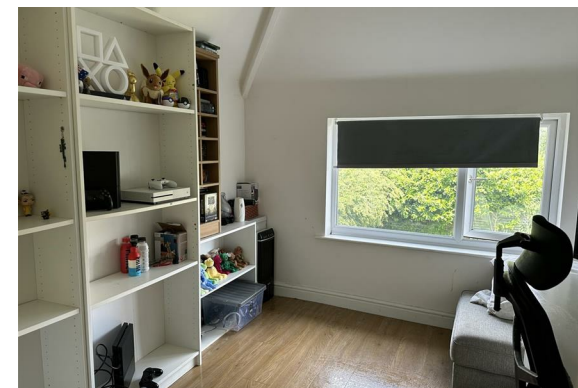
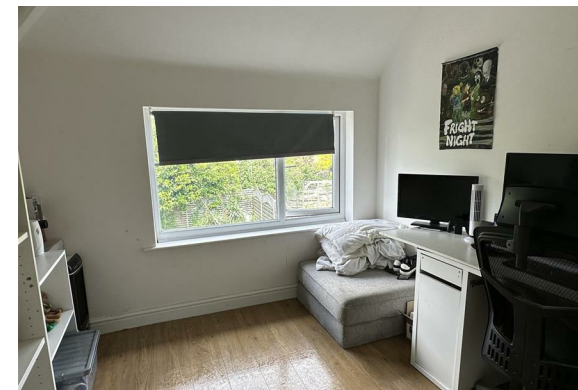
8'02 x 4'10 (2.49m x 1.47m)

Outside Front & Rear

12'09 x 11'03 (3.89m x 3.43m)

The front garden is laid with lawn and slabs. There is access to a single garage space for storage.

To the rear of the property sits a good size garden laid with lawn. There is access to the single garage space via the back door.



Floor Plan



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

