

Aston & Co

ESTATE & LETTING AGENTS



32 Bretby Road

, Leicester, LE2 8QH

Auction Guide £160,000



FOR SALE VIA MODERN METHOD OF AUCTION.

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.

3 bedroom semi detached house in need of renovation.

- FOR SALE BY THE MODERN METHOD OF AUCTION -
- ENQUIRE INSIDE FOR DETAILS
- GCH & Upvc Double Glazing
- Off Road Parking
- In Need of Modernisation
- Two Reception Rooms
- Three bedrooms
- Popular Location
- EPC Rating D, Council Tax Band B
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



An opportunity to purchase a three bedroom semi-detached house in need of modernisation. The property is located on Bretby Road in Aylestone, conveniently located and having good access to Leicester City Centre, Fosse Park shopping centre and the motorway network.

The accommodation briefly comprises: Entrance hall, lounge, dining room and galley kitchen n the ground floor. On the first floor are three bedrooms and family bathroom.

Outside is off road parking to the front of the property and garden to rear.

Early internal viewing is essential to avoid disappointment.

AUCTIONEERS 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.

THE ACCOMMODATION

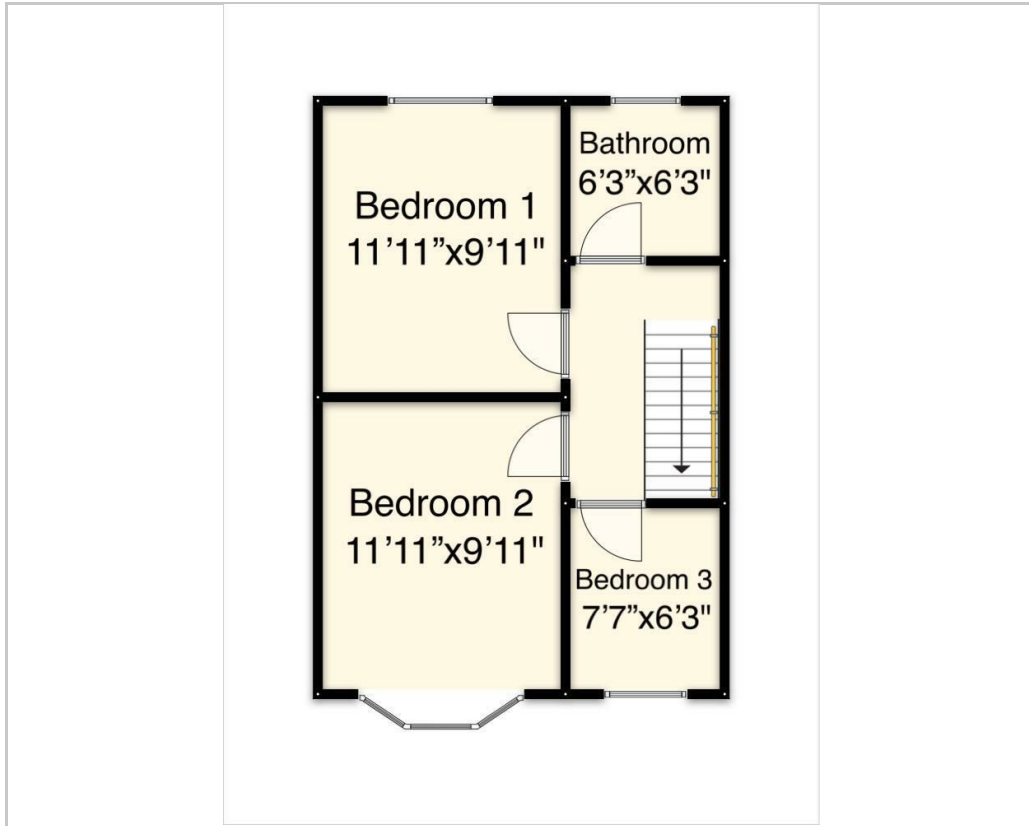
In a cul-de-sac location close to schools, local shops and amenities and having easy access to Leicester city centre, Fosse Park Shopping Centre and the motorway networks, and convenient for nearby towns of Wigston and Blaby.

Benefiting from Double Glazing and gas central heating this well-proportioned 3 bedroom semi detached family home, standing towards the end of a cul-de-sac in the popular suburb of Aylestone is in need of renovation through-out, has scope to extend subject to the normal consents and represents an exiting opportunity for investors or buyers looking for a renovation project to create a home for their family.

Standing behind a front garden that could be used for off-road parking, the house is entered via an arched, recessed porch into the spacious entrance hall with stairs rising to the first floor. There are 2 evenly proportioned reception rooms, and a galley style kitchen . Upstairs there are 2 generously sized double bedrooms, a smaller single room and a family bathroom. Outside to the rear there is an extremely generously sized garden.



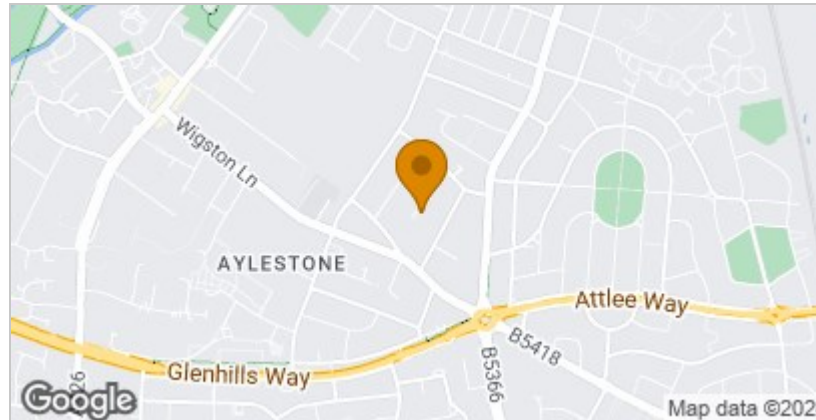
Floor Plans



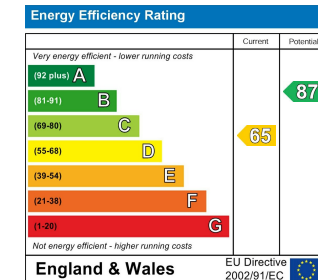
Viewing

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

Area Map



Energy Efficiency Graph



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