



20 Tennyson Street
, Leicester, LE2 1HS

Auction Guide £190,000



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 mid terraced property in need of renovation.

- FOR SALE BY THE MODERN METHOD OF AUCTION -
- MID TERRACE HOUSE
- THREE BEDROOMS, TWO RECEPTION ROOMS
- GCH & UPVC DOUBLE GLAZING
- IN NEED OF MODERNISATION
- POPULAR LOCATION
- EPC RATING D, COUNCIL TAX BAND B
- AVAILABLE BROADBAND - STANDARD & ULTRAFAS



An opportunity to purchase a three bedroom mid terrace house in need of modernisation. The property is located on Tennyson Street in the Highfields area, 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/bed 4, living room and kitchen on the ground floor. On the first floor are three bedrooms and family bathroom. Outside is a paved yard with outhouse and W.C. 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 convenient location close to Victoria Park, local shops and amenities and having easy access to Leicester city centre, Fosse Park Shopping Centre and the motorway networks. Benefiting from Double Glazing and gas central heating this well-proportioned 3 bedroom mid terrace house in the popular suburb of The Highfields is in need of renovation through-out, represents an exiting opportunity for investors or buyers looking for a renovation project to create a home for their family. The house is entered into the spacious entrance hall with stairs rising to the first floor. There are 2 evenly proportioned reception rooms, and a fitted kitchen . Upstairs there are three generously sized bedrooms and a family bathroom. Outside to the rear is a paved yard with raised bedding,



Floor Plan



Viewing

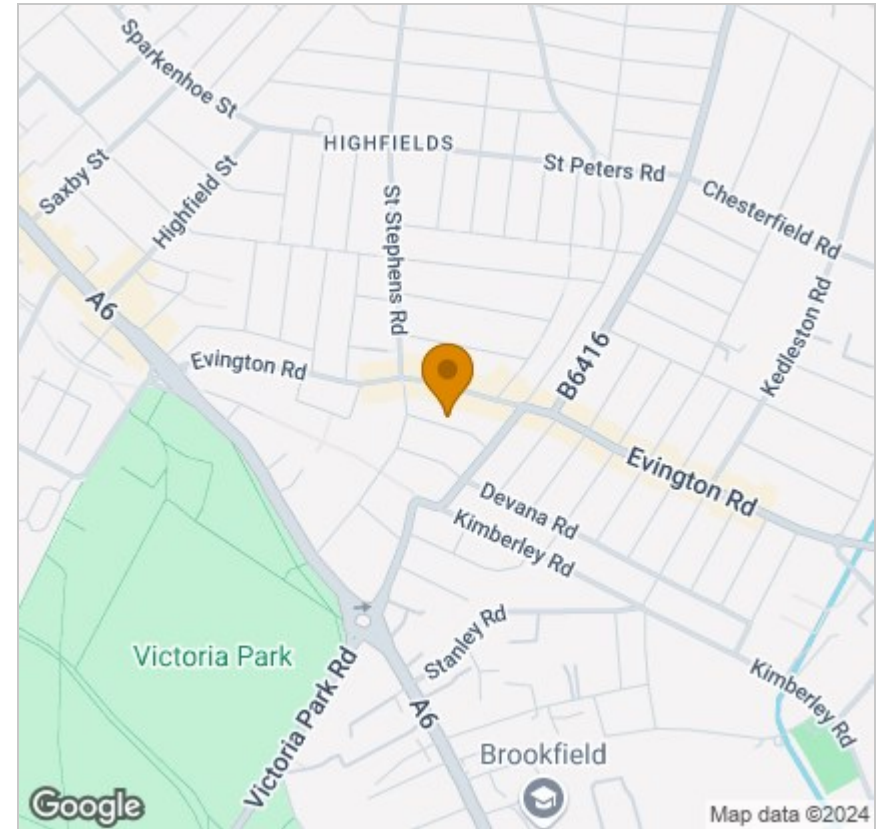
Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ

Tel: 0116 2883872 Email: info@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

