



Nutfield Road

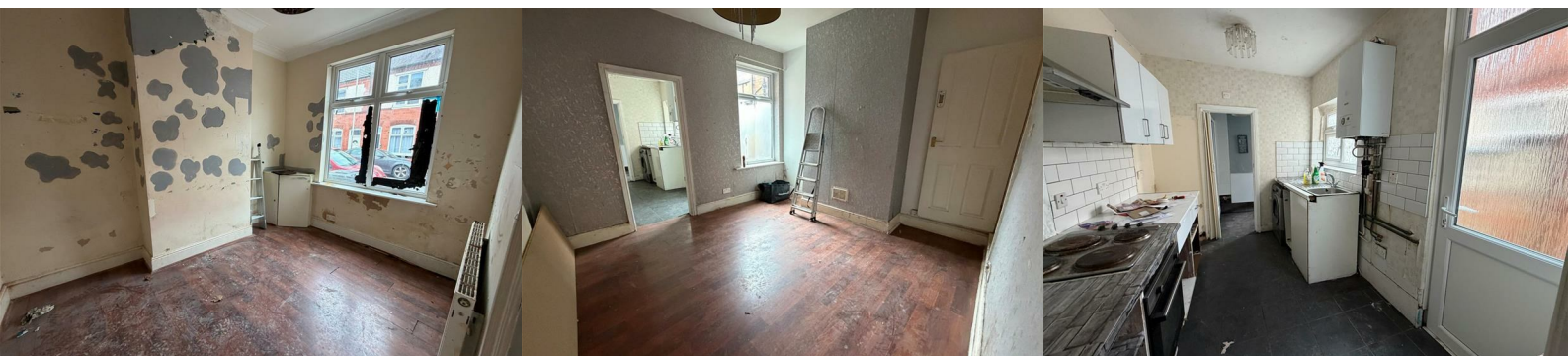
Leicester, LE3 1AN

Guide Price £125,000



****For sale by Public Auction on 5th November 2026 at 14:00. Register to bid****

A good-sized mid-terrace house with an entrance hall, two reception rooms, a kitchen, and a ground-floor shower room. Three bedrooms on the first floor. Enclosed rear yard with useful outbuildings. Being sold, freehold with vacant possession. In need of general modernisation.



Entrance Hall

Lounge 8'11" x 11'5", (2.72m x 3.50,)

Sitting Room 12'1" x 11'2" (3.69m x 3.41m)

Kitchen 7'7" x 10'9" (2.33m x 3.29m)

Shower Room 4'3" x 7'8" (1.30m x 2.36m)

Landing

Bedroom 1 13'9" x 11'5" (4.20m x 3.50m)

Bedroom 2 10'6" x 11'3" (3.22m x 3.44m)

Bedroom 3 8'1" x 11'8" (2.47m x 3.57m)

Outside

Enclosed yard with outbuildings

Property Information

Tenure: Freehold

Local Authority: Leicester City Council

Council Tax Band: A

Type of Construction: traditional

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: Low

Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

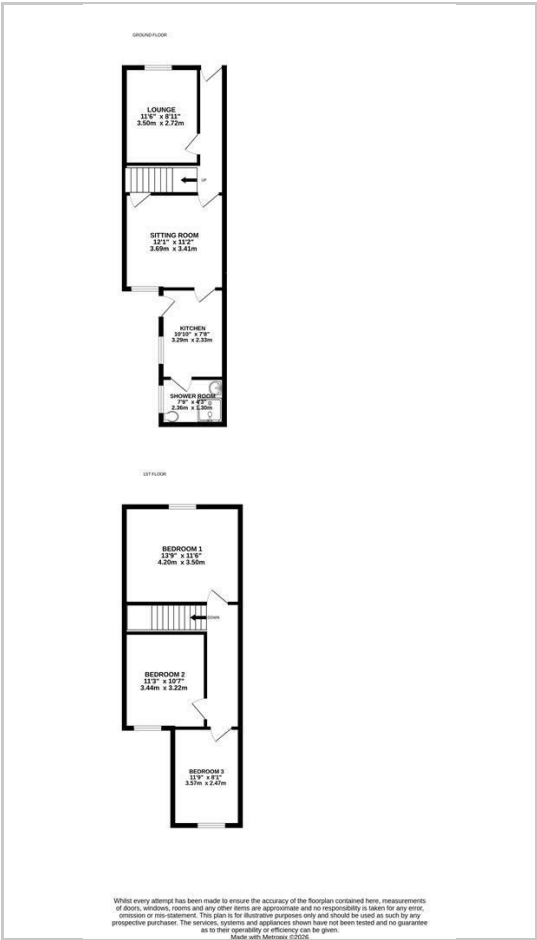
Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

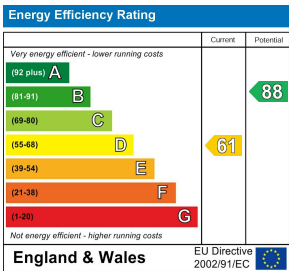
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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