1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Hall

Living Dining Room
11'57 x 24'86

Kitchen
12'60 x 9'47

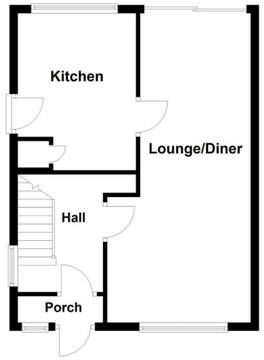
Bedroom One
11'62 x 12'38

Bedroom Two
11'34 x 12'01

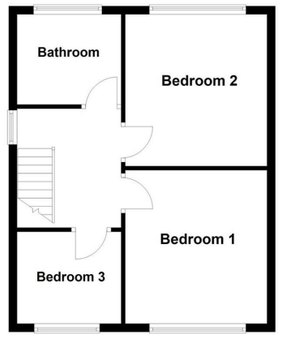
Bathroom
8'53 x 7'28

Bedroom Three
7'14 x 7'13

Ground Floor



First Floor





FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Heacham Drive, Leicester LE4 0LH

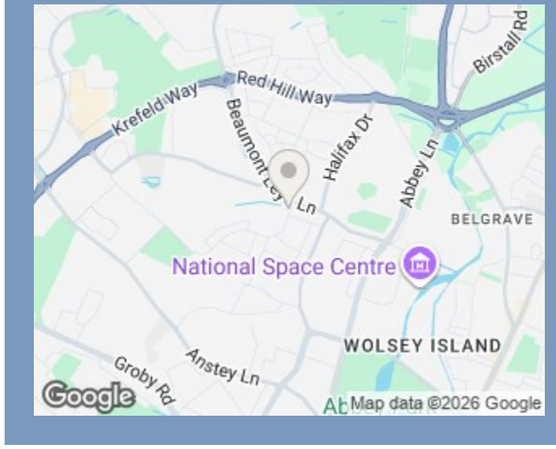
Auction Guide £170,000

The Story Begins

- Semi Detached Home - Requires Full Renovation
- Sold By Modern Day Auction
- Hallway & Kitchen
- Living & Dining Room
- First Floor Landing & Bathroom
- Three Bedrooms
- Rear Garden & Driveway
- Viewing Essential
- Awaiting Energy Rating
- Council Tax Band B & Freehold

Location Is Everything

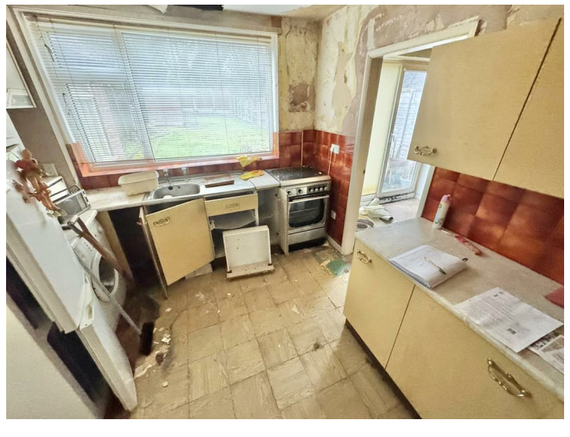
Located in the Beaumont Leys area of Leicester, England. This area is considered a suburban district within the city, known for its residential housing, with a mix of older properties and newer developments. Situated in the north-eastern part of Leicester, Surrounding areas Includes nearby localities like Belgrave, Rushey Mead, and Birstall. There are plenty of local shops, supermarkets, schools, parks, and public transport links are accessible within the area











Inside Story

This property is available via online auction. Cash bu
Why buy at auction?
• Under 1% fallthrough
• 5 x quicker
• Below market pricing

The lot is to be sold by Conditional online auction with an end date and time of TBC.

An auction buyer's fee of 4.2% (inc of VAT) subject to a minimum fee of £7,200 (inc of VAT) is payable in addition to the purchase price.
The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.
The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).
Stage 1) Register your email address, create a password and confirm your account.
Stage 2) View the legal pack and arrange any viewings
Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details
Stage 4) You are ready to bid - Good Luck!
No deposit monies are required before you bid.
Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction.
The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within 10% of the guide range.
A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.
The complete legal pack would need to be inspected before an offer would be considered.
Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

