

Room Sizes

Entrance Porch

Living Room

14 x 13'08

Dining Kitchen

14 x 8'09

Conservatory

14 x 5'06

Bedroom One

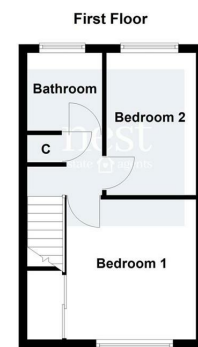
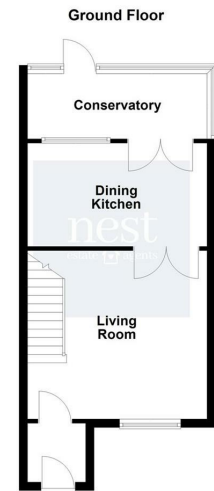
10'09 x 10'11

Bedroom Two

7'09 x 11'09

Bathroom

5'10 x 6'06



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.

Bridge Way, Whetstone, Leicester LE8 6LY

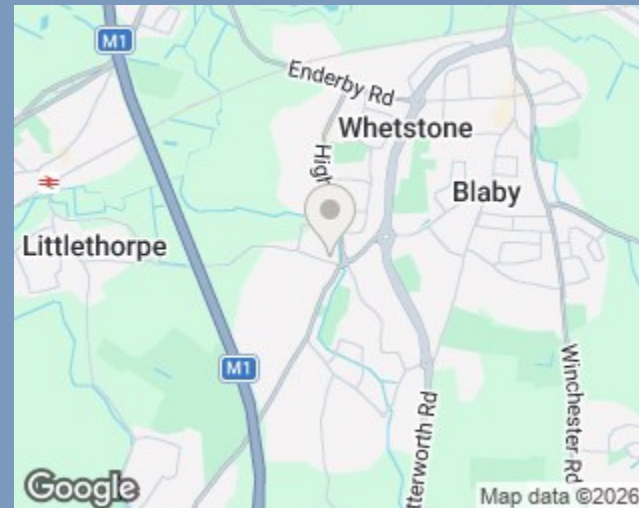
Auction Guide £170,000

The Story Begins

- For Sale Via Modern Auction - Mortgage & Cash Buyers Welcome
- 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
- Mid Town Home. Porch & Living Room
- Dining Kitchen & Conservatory
- Two Bedrooms & Bathroom
- Rear Garden & Garage
- Energy Rating C
- Freehold
- Council Tax Band B Freehold

Location Is Everything

In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two primary schools, St Peters and Badgerbrook. There are several churches, public houses and a good selection of local shops including a post office, a supermarket, a pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station. This property is available via online auction. Cash buyers & mortgage buyers welcome..



Inside Story

This property is offered for sale by online auction. The lot is to be sold by Conditional online auction with an end date and time of TBC. Buyers are advised to review the legal pack, auction terms and all associated fees before placing a bid. contact nest for more information on 0116 2772277.

Situated in a popular residential area, this well-presented mid-townhouse offers comfortable and versatile living accommodation throughout, making it an excellent choice for a range of buyers.

The property opens with a useful entrance porch, ideal for coats, shoes and muddy wellies, before leading into a welcoming living room featuring wood-effect flooring and a focal fireplace. To the rear is a spacious dining kitchen, fitted with a range of wall and base units, sink and drainer, plumbing for a washing machine, appliance space, and a built-in oven, hob and extractor.

The dining area provides plenty of space for a table, making it perfect for family meals or entertaining friends, with access through to the conservatory. This versatile additional room could be used as a second sitting room, home office, playroom or simply a peaceful spot to relax overlooking the garden.

To the first floor, the property offers two bedrooms and a bathroom fitted with a modern white suite, comprising a bath, wash hand basin and low-level WC.

Externally, the rear garden features a decked seating area and lawn, creating an attractive outdoor space to enjoy and a gate that leads out to Warwick Road. A separate garage, part of a garage block, offers useful additional storage.

