



**Ashleigh Road, Leicester LE3 0FA**

**welcome to**

## **Ashleigh Road, Leicester**

A nine bedroom HMO-style terraced house on Ashleigh Road in Westcotes, Leicester. This investment property has the potential to generate around £48,000 per annum in rental income, with a gross rental yield of approximately 9%. Close to local amenities and De Montfort University.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. 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.

### **Entrance Hall**

Door to the front.

### **W C**

With WC.

### **Lounge**

17' 5" x 11' 6" ( 5.31m x 3.51m )

Two windows to the side and two radiators.

### **Kitchen/Diner One**

15' 9" x 9' 9" ( 4.80m x 2.97m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated double oven and hob. Two windows to the rear.

### **Kitchen Two**

12' 8" x 4' 11" ( 3.86m x 1.50m )

Two windows to the rear and side, integrated oven and hob.

### **Bedroom One**

13' 5" x 12' 9" ( 4.09m x 3.89m )

With window and radiator.

### **Bedroom Two**

11' 4" x 11' 2" ( 3.45m x 3.40m )

With window and radiator.

### **Bathroom**

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom Three**

14' 10" x 8' 4" ( 4.52m x 2.54m )

With window and radiator.

### **Bedroom Four**

15' 8" x 7' 8" ( 4.78m x 2.34m )

With window and radiator.





### **Bedroom Five**

15' 8" x 7' 5" ( 4.78m x 2.26m )  
With window and radiator.

### **Bedroom Six**

19' 2" x 12' 11" ( 5.84m x 3.94m )  
With window and radiator.

### **Bedroom Seven**

13' 4" x 12' 11" ( 4.06m x 3.94m )  
With window and radiator.

### **Bathroom**

### **Second Floor Landing**

With stairs rising from the first floor.

### **Bedroom Eight**

13' x 10' 4" ( 3.96m x 3.15m )  
With window and radiator.

### **En-Suite**

### **Bedroom Nine**

13' x 10' 4" ( 3.96m x 3.15m )  
With window and radiator.

### **En-Suite**



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## Ashleigh Road, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Nine Bedrooms
- Two Bathrooms & Two En-Suites

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

guide price

**£395,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS119846 - 0007

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