

Room Sizes

Hallway

Living Room

Dining Kitchen

Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom



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

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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.

East Avenue, Syston, Leicester LE7 2EJ

Auction Guide £170,000

The Story Begins

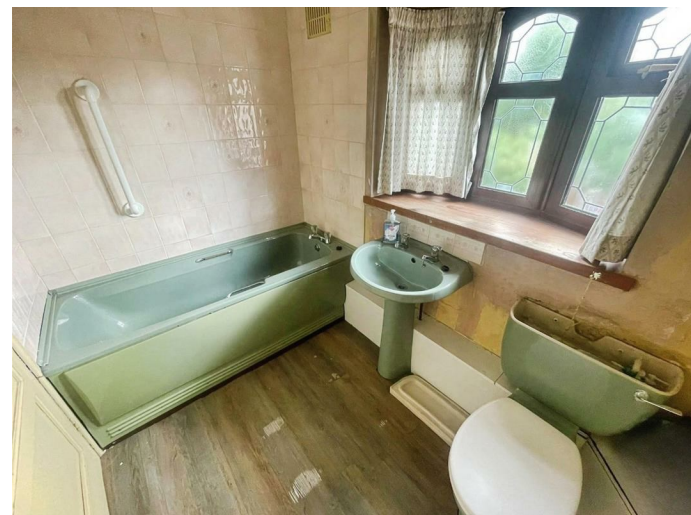
- Available For Sale Via Auction
- Ideal For Investors & Developers
- Requiring Full Refurbishment
- Generous Plot - Potential For Extension
- Potential To Create A Driveway For Off Road Parking
- Hallway, Living Room & Dining Kitchen
- Three Bedrooms & Bathroom
- Freehold
- Awaiting Energy Rating
- Council Tax Band B

Location Is Everything

Syston, located in the heart of the Charnwood borough, is a thriving and well-connected town that perfectly combines a strong community atmosphere with excellent everyday convenience. Benefiting from superb transport links, including a railway station with direct services to Leicester and beyond, as well as easy access to major road networks, Syston is an ideal location for both commuters and families.

The town boasts a wide range of amenities, including independent shops, supermarkets, cafés, restaurants, schools, leisure facilities, and attractive green spaces. Rich in local history yet complemented by modern developments, Syston offers an appealing mix of character and contemporary living.

With its welcoming community, excellent facilities, and convenient location, Syston continues to be one of Leicestershire's most desirable places to call home.



Inside Story

Situated in the highly sought-after town of Syston, this traditional brick-built semi-detached home presents an excellent opportunity for investors, developers, or buyers looking to create their ideal family home.

Requiring full refurbishment throughout, the property offers fantastic scope to modernise, remodel and extend (subject to the necessary planning permissions), making it an exciting blank canvas with endless potential. The accommodation begins with an entrance hall, featuring stairs rising to the first floor and access to the spacious front-facing lounge. A large picture window floods the room with natural light, while a feature gas fireplace provides a charming focal point.

To the rear of the property, the kitchen overlooks the garden and is fitted with a sink and drainer unit, plumbing for appliances and space for a cooker. A useful pantry provides additional storage, and an adjoining area offers excellent potential to create a larger open-plan kitchen or a separate utility room, subject to any required alterations.

Upstairs, the property offers three well-proportioned bedrooms, including two generous double rooms, together with a family bathroom fitted with a three-piece suite.

Outside, the generous rear garden is mainly laid to lawn with mature trees and offers excellent space for extending the property (subject to the necessary planning permissions). There is also potential for a side extension or the addition of a garage, making this a particularly versatile plot. To the front, a further lawned garden provides the opportunity to create off-road parking or a driveway, subject to the relevant consents.

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

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (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.

