



Kirby Road

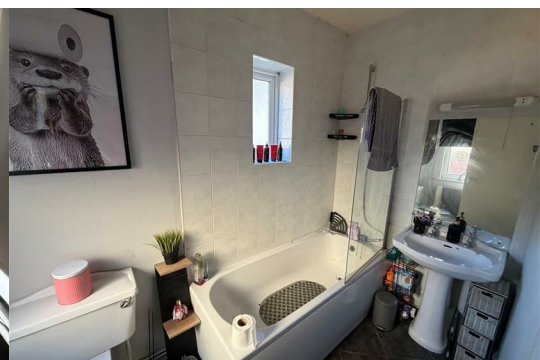
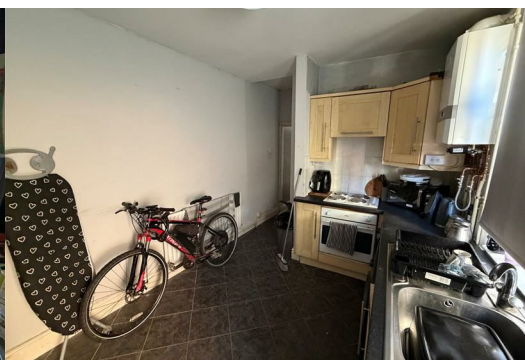
Leicester, LE3 6BD

Guide Price £135,000



****For sale by Public Auction on 3rd September 2026 14.00. Register to bid****

A substantial three-storey terraced villa, converted to form two self-contained flats. Both flats are separately metered and have independent services. The property is being sold subject to the Period Assured Tenancies. The one-bedroom, ground-floor flat is currently let at £5400.00 per annum, and the first-floor, two-bedroom duplex flat is let at £6,600 per annum. There is scope to increase the rental income in line with the current market.



Communal Entrance hall

Ground Floor Flat

Entrance hall, Lounge 3.31m x 3.44m, Bedroom 3.31m x 3.73m, Kitchen 3.34m x 3.52m, Bathroom 3.34m x 2.75m EPC Rating D

First Floor Flat

Landing with stairs to the upper floor. Lounge 4.76m x 3.42m, Bedroom 2, 3.02m x 3.83m, Kitchen 3.20m x 2.75m, Bathroom 1.88m x 1.81m, Bedroom 1, 4.76m x 2.99m. EPC D

Outside

Shared side pedestrian access leads to the enclosed rear garden.

Property Information

Tenure: Freehold
Local Authority: Leicester city Council
Council Tax Band: Ground and first floor flats are both 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
The property is being sold subject to the period assured tenancies in place. Upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the auctioneers.

Buyer's Administration Fee

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

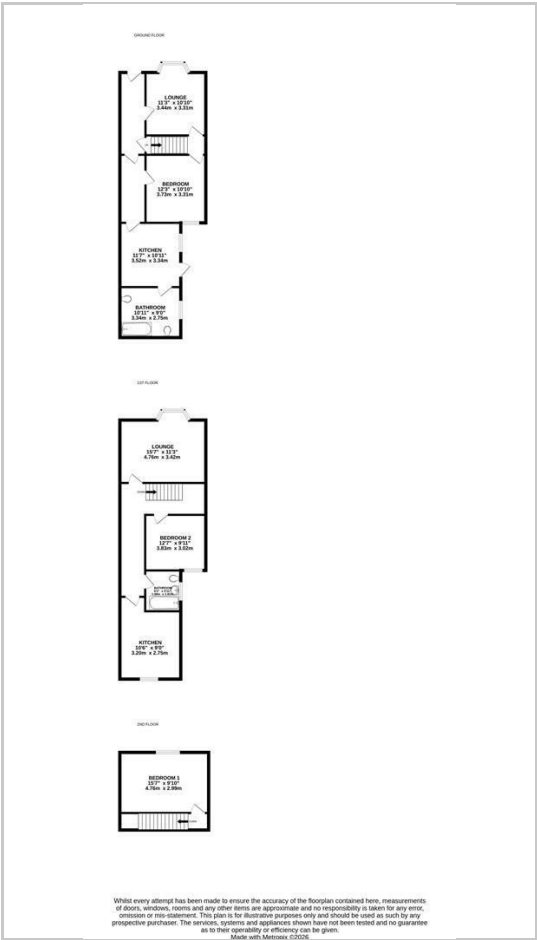
Disbursements

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

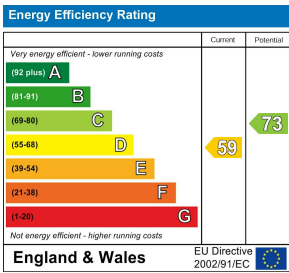
Area Map



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.