



**7 Bloomfield Road
Leicester
LE2 6LD**



For auction Guide Price £115,000

7 Bloomfield Road, Leicester, LE2 6LD

Description

*** FOR SALE BY AUCTION ON THE 11th JULY 2019 AT THE OFFICES OF READINGS, 48 GRANBY STREET, LEICESTER, LE1 1DH ***

A semi-detached house offering versatile accommodation in need of modernisation. Ideal for owner occupiers looking for a home to put their own mark on or as a buy-to-let investment. There are currently two bedrooms but there is potential to create a third bedroom on the ground floor, this is currently being used as a dining room. With UPVC double glazing and gas central heating the accommodation comprises entrance hall, lounge which opens through to the dining room, breakfast kitchen, conservatory, ground floor bathroom. Upstairs there are two double bedrooms. Outside there is a driveway and a larger than average rear garden.

Entrance Hall

With a glazed panelled door to the side, meter cupboard, stairs to the first floor.

Lounge 4.51m x 3.68m (14'10" x 12'1")

With a window to the front, gas fire, radiator, opening through to the dining area.

Dining Area 3.0m x 2.0m (9'10" x 6'7")

With a window to the front, radiator.

Breakfast Kitchen 3.90m x 3.16m (12'10" x 10'4")

With a window to the rear, gas cooker, gas fire, stainless steel sink and drainer, basic range of units.

Conservatory 3.0m x 2.50m (9'10" x 8'2")

Of brick and UPVC construction with a door to the side.

Ground Floor Bathroom 2.97m x 1.52m (9'9" x 5'0")

With a window to the side, panelled bath with shower over, low level WC, pedestal wash hand basin, radiator.

First Floor

Bedroom One 4.18m x 3.65m (13'9" x 12'0")

With a window to the front, radiator.

Bedroom Two 3.67m x 3.0m (12'0" x 9'10")

With a window to the rear, radiator, door giving access to a roof void which is fully boarded and has a window to the rear and measures 2.99m x 2.0m.

Outside

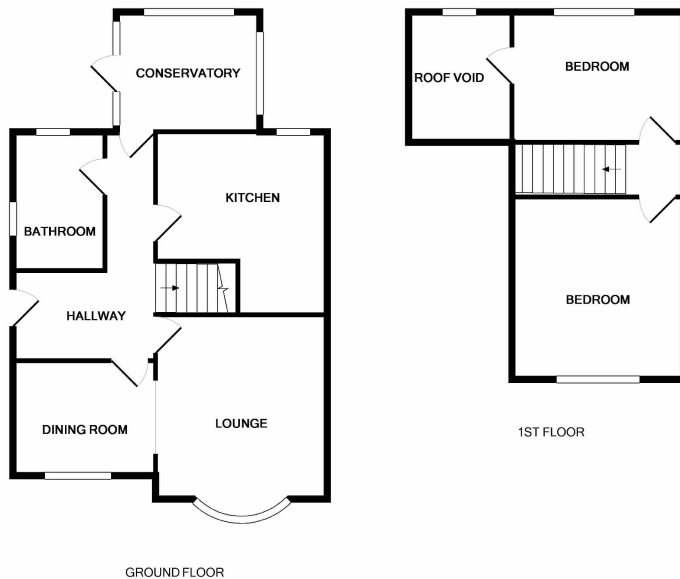
There is a driveway providing off road parking, shed and larger than average rear garden.

Buyer's Administration Fee

Purchasers will be required to pay an administration fee of £750.00 plus VAT (£900.00).

Disbursements

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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