



**6 Gaulby Road  
Billesdon  
Leicester  
LE7 9AF**

**For auction Guide Price £235,000**



# 6 Gaulby Road, Billesdon, Leicester, LE7 9AF

## Description

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

A rare development opportunity in the heart of one of the Leicestershire's most prestigious villages. Offered for sale freehold with vacant possession, this detached dwelling which we understand was formerly four terraced properties, one of which a former butchers and one of which demolished to the left hand side of the property. There is elevated garden to the rear. The property has potential as an excellent family home subject to extensive modernisation and refurbishment or indeed subject to planning consent, the properties could well be converted to their previous layout. The current accommodation on the ground floor includes entrance vestibule, two reception rooms, kitchen and the former butchers shop creates storage and a bathroom. On the first floor there are three bedrooms. Many period features remain however the property is in a dilapidated state and requires extensive modernisation.

## Entrance Vestibule

## Lounge 3.76m x 4.05m (12'4" x 13'3")

Window to the rear and front.

## Mid Lobby

With stairs to first floor.

## Sitting Room 3.07m x 4.05m (10'1" x 13'3")

## Kitchen 2.50m x 4.05m (8'2" x 13'3")

With door to lean to lobby, windows to front and rear elevation.

## Former Butchers Shop 3.76m x 4.05m (12'4" x 13'3")

With internal partitioning to form bathroom.

## First Floor Landing

## Bedroom One 3.07m x 4.05m (10'1" x 13'3")

## Bedroom Two 3.76m x 4.05m (12'4" x 13'3")

## Bedroom Three 2.65m x 4.05m (8'8" x 13'3")

## Outside

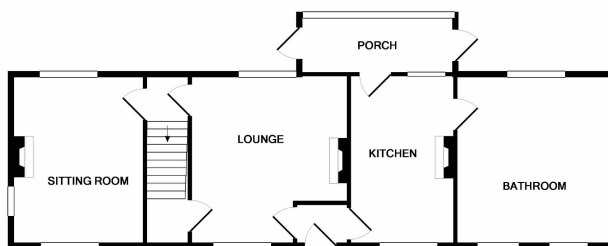
A small forecourt garden, area to the side where the former fourth cottage would have been, could provide off road parking and the rear elevated gardens are terraced.

## Buyer's Administration Fee

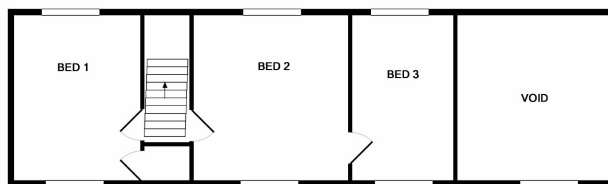
Purchasers will be required to pay an administration fee of £900 (£750 plus VAT).

## Disbursements

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 616 SQ.FT.  
(62.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (120.5 SQ.M.)

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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