



**36 Montrose Road
Aylestone
Leicester
LE2 8SL**

For auction £150,000 to £175,000



36 Montrose Road, Aylestone, Leicester, LE2 8SL

Description

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

An excellent opportunity for refurbishment and potential re-development of this large two bedroomed victorian semi-detached house in the ever popular South Leicester district of Aylestone. In need of full modernisation and renovation it was originally built on a double plot and therefore has the rare benefit of a large garage and additional driveway to the side. There is also extensive gardens extending beyond the curtilage of the plot. The accommodation includes entrance hall, three reception rooms, kitchen and conservatory and on the first floor there are two bedrooms and bathroom with separate WC, there are stairs up to a partially boarded loft space which offers further potential for enlargement subject to relevant consents. Sold with the benefit being freehold with vacant possession.

Entrance Hall

Glazed doors to entrance hall with courtesy door to garage and door to the rear.

Inner Hall 4.42m x 1.66m (14'6" x 5'5")

With stairs to first floor.

Lounge 4.21m x 3.27m plus bay (13'10" x 10'9" plus bay)

Sitting Room 3.88m x 4.18m (12'9" x 13'9")

Patio doors to garden.

Dining Room 3.26m x 2.38m (10'8" x 7'10")

With patio doors to lean to conservatory.

Lean-To 5.60m x 2.39m (18'4" x 7'10")

Kitchen 2.97m x 2.99m (9'9" x 9'10")

First Floor Landing

Window to side, stairs to loft.

Bedroom One 4.19m x 3.28m (13'9" x 10'9")

Bedroom Two 3.19m x 3.36m (10'6" x 11'0")

WC

Window to side, pedestal wash hand basin and low level WC.

Bathroom

Bath, shower cubicle and two wash hand basins.

Outside

There is a forecourt garden to the front, detached brick garage, driveway to side and extensive gardens which extend beyond the original curtilage of the plot to incorporate land which runs across the boundary of the adjacent three properties.

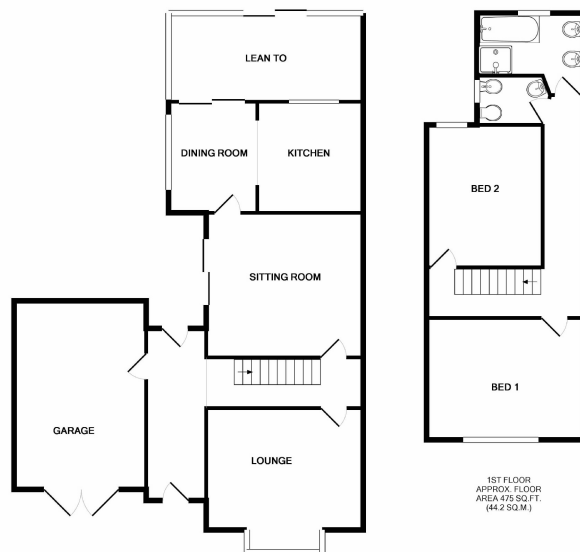
Garage 5.70m x 3.81m (18'8" x 12'6")

Buyer's Administration Fee

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

Disbursements

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



GROUND FLOOR
APPROX. FLOOR
AREA 973 SQ.FT.
(90.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 475 SQ.FT.
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1448 SQ.FT. (134.5 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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