



Putting great property on the map

**42 Auburn Road
Blaby
Leicester
LE8 4DA**

Price guide £160,000



GUIDE PRICE £160,000-£165,000

*** OFFERED FOR SALE ON A 75% SHARED OWNERSHIP BASIS AT OFFERS OVER £120,000 *** ALSO AVAILABLE TO PURCHASE 100% AT £160,000-£165,000 ***

A modern two bedroom mid town house handily located close to Blaby town centre. There's a spacious lounge, dining kitchen to the rear and two double bedrooms and a bathroom upstairs. Outside you'll find an enclosed, low maintenance rear garden and two allocated parking spaces within a car park to the rear.

There are UPVC double glazed windows, electric heating and the property is offered for sale with the benefit of no onward chain.

Lounge 15'4" x 11'11" (4.67m x 3.63m)

A spacious lounge with a UPVC double glazed door and window to the front, stairs to the first floor.

Dining kitchen 11'11" x 8'8" (3.63m x 2.64m)

Overlooking the rear garden, UPVC double glazed window and door to the rear, base and wall mounted units, cooker, sink and drainer, plumbing for washing machine and space for fridge.

Landing

Airing cupboard.

Bedroom one 11'11" max x 10'8" max (3.63m max x 3.25m max)

With two UPVC double glazed windows to the front, fitted wardrobe.

Bedroom two 10'11" x 6'10" (3.33m x 2.08m)

With a UPVC double glazed window to the rear, built in wardrobe.

Bathroom

Panelled bath with electric shower over, WC, wash hand basin, heated towel rail, UPVC double glazed window to the rear.

Outside

There's a shared path with neighbouring properties which leads to the front of the property. To the rear there is an enclosed garden with a gate giving access to the car park to the rear of the property. This property has two allocated parking spaces.

Agents notes

CONSUMER PROTECTION
LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular

importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

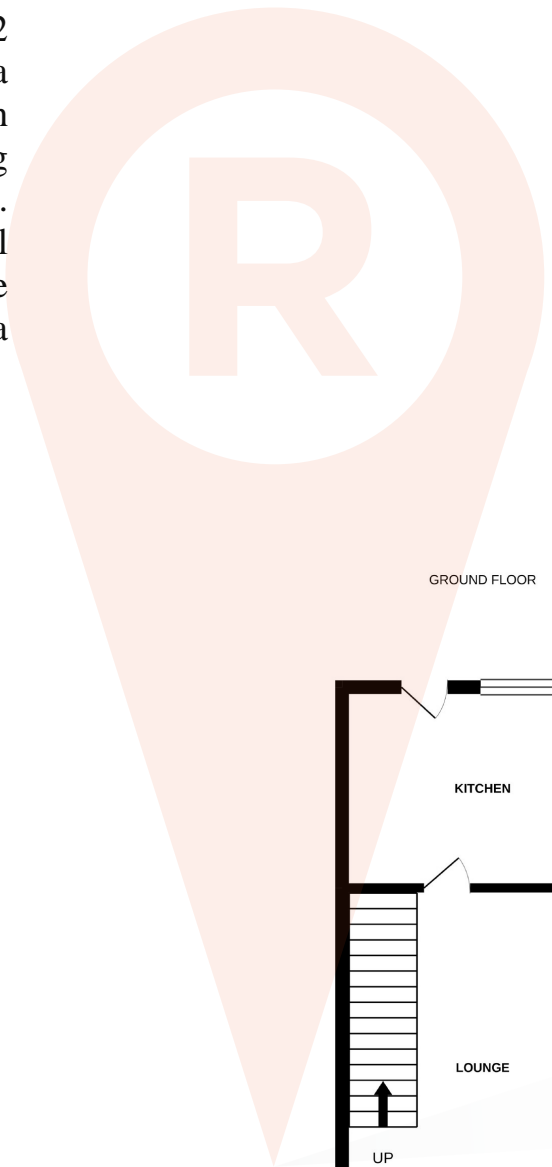
Tenure

The property is being sold with Vacant Possession 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 selling agents, neither have the telephone or television points.

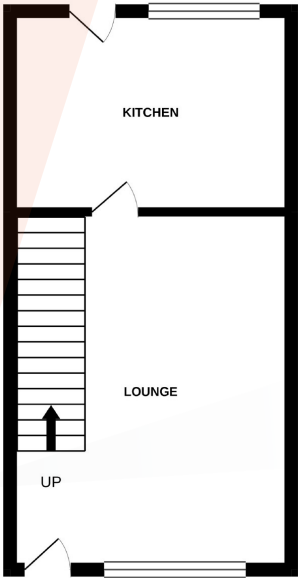
Anti money laundering

Under the Protecting Against Money

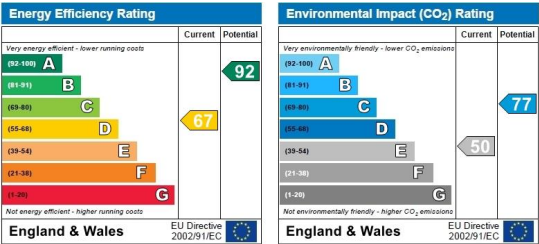
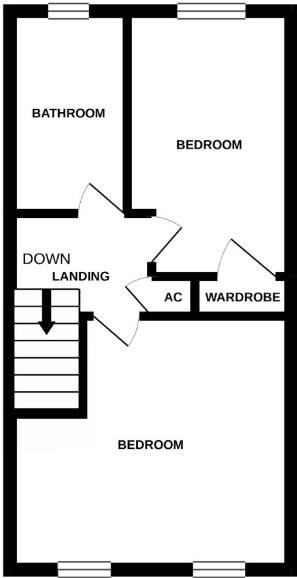
Laundering and Proceeds of Crime Act 2002
 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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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