



**91 Fairfax Road  
Leicester  
LE4 9EL**

**For auction Guide Price £90,000 to  
£100,000**



# 91 Fairfax Road, Leicester, LE4 9EL

## Description

\*\*\*\*\*FOR SALE BY AUCTION 25TH FEBRUARY 2021  
REGISTER TO BID \*\*\*\*\*

A detached bungalow with loft room in need of full modernisation and remodelling. Whilst only one bedroom in it's current layout, there is plenty of space to create two bedrooms. Hall, Lounge, bedroom with stairs to the loft room, Kitchen and bathroom. Freehold with vacant possession.

## Hall

Storage cupboard

**Lounge 5.78m x 3.37m max (19'0" x 11'1" max)**

**Kitchen 2.71m x 1.82m (8'11" x 6'0")**

**Bedroom 5.78m x 3.36m (19'0" x 11'0")**

Stairs to the first floor loft room

**Bathroom 2.12m x 1.83m (6'11" x 6'0")**

## Outside

Forecourt garden to front and enclosed rear garden. Covered side passage.

## Disbursement

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

## Administration Fee

Purchasers will be required to pay an administration fee of £1200.00 Inc VAT

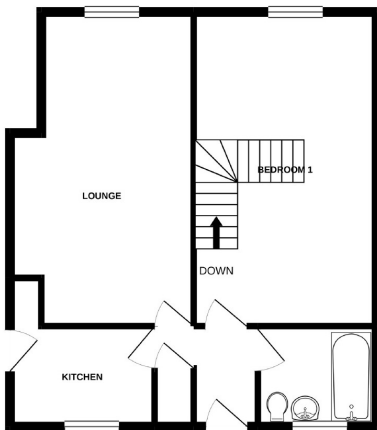
## Tenure

The property is being sold freehold 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.

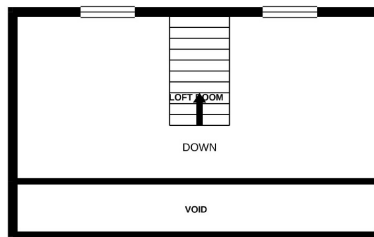
## New room

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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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