

UK Property Group



82 Evington Drive, Leicester,
Leicestershire, LE5 5PE

GUIDE PRICE: £390,000

0115 845 8665 - Enquiries@ukpgroup.co.uk - www.ukproperty.group

Property Particulars





Brief Summary

UK Property Auctions are excited to bring to the market this 3 Bedroom Semi Detached property on Evington Drive.

ACCOMODATION

Ground Floor

The property consists of an Entrance Hall, Lounge/Diner, Kitchen.

First Floor

On the first floor the property has 3 Bedrooms and Family Bathroom. The property also benefits from double glazing and gas central heating.

EXTERNAL

Externally this property boasts of a garden and off-road parking with a garage.

The property requires slight modernisation and would be a great investment opportunity and has extension potential subject to planning permission.

LOCATION

The property benefits from a fantastic location being close to local schools, shops and leisure centres. Large living space, extension potential and prime location makes this property a must view!

TENURE

Property is currently let on a rolling AST however can be sold with vacant possession if required.

Terms of Sale

Property is for sale by the modern method of auction. This is an unconditional sale. The Purchaser shall pay a 5% deposit (subject to a minimum of £5,000) upon the fall of the hammer. In addition, a 3% Buyers Premium, Subject to a minimum £6000 and contracts are exchanged. The purchaser is legally bound to buy, and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers

Some vendors will accept offers prior to auction, however these must be above the guide price to be considered. If any such offer is accepted the property will still be sold under auction terms and conditions.

General

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Uk Property and we will be pleased to check the position for you.

The Agent has not tested the utilities, appliances, or inspected the roof space. The floor plans and dimensions are for guidance only.

Services

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Anti-Money Laundering Regulations:

In line with anti-money Laundering regulations Intending purchasers will be asked to produce identification documentation and maybe proof of funds when submitting an offer to purchase the property.

Particulars

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Uk Property Group or any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		