



**GRAHAM  
PENNY**

**11 Mulberry Avenue, Leicester LE3 6PH**



**\*Guide Price: £85,000+**

**For sale by auction - Thursday 27th April 2017  
At Leicester Auction, Leicester City Football Club, Keith Weller Suite,  
King Power Stadium, Filbert Way, Leicester, LE2 7FL  
Commencing at 11:30 am**

- Spacious End Town House
- Towne Centre Location
- Superb Investment
- Three Bedrooms
- EPC Rating: TBC

**9 Regan Way, Chetwynd Business Park, Chilwell, Nottingham, NG9 6RZ**  
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PURE PROTECT

A spacious, three bedroomed end townhouse located in a quiet cul-de-sac, close to schooling, local amenities and with regular bus links to Leicester City Centre.

The property is in good order throughout and benefits from central heating and UPVC double glazing. The property would make a great first time buy or an excellent buy to let which would rent for approximately £6,900 per annum and give a potential return of 8%.

#### **Reception Hallway**

With large walk in storage cupboard.

#### **Lounge/Diner 6.53m x 3.20m**

With radiator, laminate flooring, window to the front and patio doors opening into the conservatory.

#### **Conservatory 2.70m x 2.70m**

Being of a double glazed UPVC construction with laminate flooring.

#### **Kitchen 4.15m x 3.27m max**

Fitted kitchen with a range of units, worksurfaces over, built in oven, hob and hood and sink unit. Space for appliances, wall mounted boiler, window to the rear aspect and door to rear garden.

#### **Landing**

Having large storage cupboard.

#### **Bedroom One 3.80m x 3.23m**

Window to the front aspect and radiator.

#### **Bedroom Two 3.76m x 3.29m**

Window to the front aspect and radiator.

#### **Bedroom Three 2.67m x 2.33m**

With radiator and window to the rear aspect.

#### **Bathroom**

With three piece suite comprising panel bath with shower over, low flush w.c., and wash hand basin and window to the rear.

#### **Outside**

Small foregarden with path to front door. A pleasant rear garden with lawn, patio, garden store and rear gated access.

**Tenure:** Freehold

### **VACANT POSSESSION UPON COMPLETION**

#### **Conditions Of Sale**

The Conditions of Sale will be deposited at the offices of the auctioneers and vendors solicitors/licensed conveyancers seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to 11.30 am. Prospective purchasers are advised to check with the auctioneers before the sale that the property is neither sold nor withdrawn.

The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

#### **Note**

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash deposits.

The sale of each lot is subject to a buyers fee of £750 (inc VAT) payable on exchange of contracts.

#### **Viewings**

By appointment with the auctioneers - 0116 254 9654 or online at [www.sdlgrahampenny.co.uk](http://www.sdlgrahampenny.co.uk)

#### **\*Guide Prices and Reserve Prices**

Each property sold is subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. For a full definition of Guide Price and Reserve Price go to .

#### **Energy Performance Certificates**

EPCs can be viewed in full on our website [www.sdlgrahampenny.co.uk](http://www.sdlgrahampenny.co.uk) on the sales details page or in the legal pack.

#### **PLEASE NOTE**

These particulars, whilst believed to be accurate are not set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of presentation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person employed by this company has tested any included equipment and can give no authority to make any representation or warranty in respect of the property.