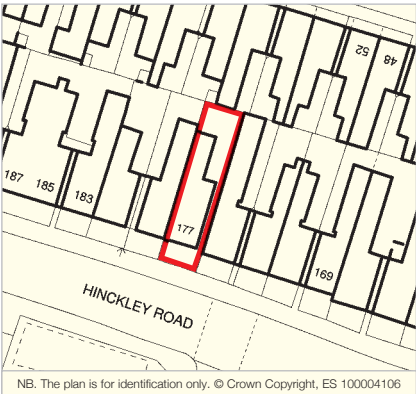
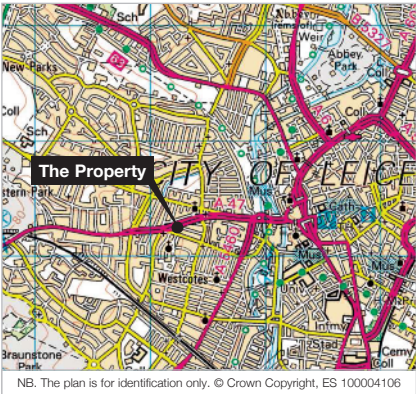


**Leicester**  
**177 Hinckley Road,**  
**Leicestershire**  
**LE3 0TF**

- **A Freehold End of Terrace Building**
- Internally arranged to provide Three Self-Contained Flats
- Within a 10 minute drive to City Centre

**Vacant Possession**

**BY ORDER OF A  
HOUSING ASSOCIATION**



**To View**

The property will be open for viewing every Tuesday and Thursday before the Auction between 12.30 – 1.00 p.m. These are open viewing times with no need to register. (Ref: MW).

**VACANT – Freehold Building**



**Tenure**

Freehold.

**Location**

The property is situated on the north side of Hinckley Road, close to its junctions with King Richard's Road (A47) and Fosse Road Central, within the West End Conservation Area. Leicester city centre is to the east and provides a good selection of shops, including the High Cross Shopping Centre, universities and Leicester Royal Hospital. Leicester Rail Station provides regular services to London St Pancras International and the north, whilst East Midlands Airport is to the north-west. The A47, A5460 and M1 Motorway are all accessible.

**Description**

The property comprises an end of terrace building arranged over lower ground, raised ground and two upper floors beneath a pitched roof. The property is internally arranged to provide three self-contained flats. Externally, there is a forecourt to the front and a rear yard.

**Accommodation**

A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
1	Lower Ground	Cellar (Not internally inspected by Allsop)
	Raised Ground	Reception Room, Bedroom, Kitchen, Bathroom/WC
2	First	Reception Room, Bedroom, Kitchen, Bathroom/WC
3	First/Second	Reception Room, Bedroom, Kitchen, Bathroom/WC

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allsop.co.uk](http://www.allsop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000  
**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.