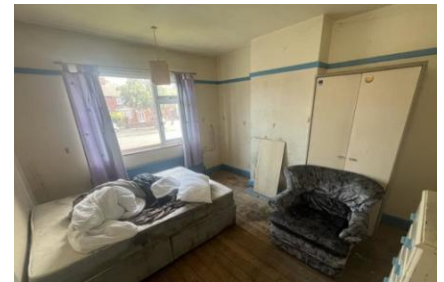


## FOR SALE

3 Bed Semi-Detached House in Saffron Lane, Leicester LE2 6TE  
Auction Guide Price £135,000

Guide Price £135,000+ Plus Fees - Unconditional with Variable Fee. Auction date Thursday 31st July at 9am.

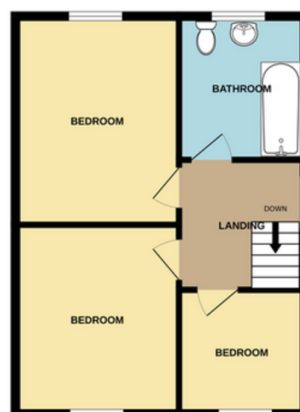
For Sale By Auction. For more information on the auction process or to view the property, contact SDL Auctions. Alternatively contact Phillips George who can provide the contact details for SDL. Semi detached family home requiring extensive modernisation throughout. The property occupies a convenient location with easy access to the city centre, Fosse Shopping Park and the motorway and ring road networks. Accommodation comprises porch, entrance hall, lounge, dining room, breakfast kitchen, three bedrooms, bathroom, large rear garden, off road parking and garage.



GROUND FLOOR

1ST FLOOR

EPC to follow



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Housplan 12/2025

- For Sale By Auction
- Contact SDL To View
- Semi Detached
- Three Bedrooms
- Large Rear Garden
- Garage
- Work Required Throughout
- Convenient Location

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

