



## FEATURES

- Online auction date 29 & 30 July 2025
- Two bedroom detached bungalow
- Freehold
- Sold with vacant possession
- Rear garden
- Guide Price £99,500+
- Driveway providing off road parking
- Full refurbishment work required
- Opportunity to add value
- Close to local amenities

Guide price: £99,500+

### Dilapidated Detached Bungalow

185 Markfield Road  
Groby  
Leicestershire  
LE6 0FT

### OVERVIEW

For sale by online auction, a two bedroom detached bungalow, sold with vacant possession.

A full programme of refurbishment is required to bring this dilapidated bungalow back into a habitable condition.

Internally, the property is configured to provide a living room on the right hand side of the entrance hall and the master bedroom on the left hand side. There is a corridor leading to the rear of the property where there is the second bedroom

## Lot No.9

Auction date: 29 and 30 July 2025

### Floor Area

Total Ground Floor: 64.09 m2 / 690 ft2

### Council Tax

Rated within council tax band C.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificates/0168-9099-7253-5098-0954>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold with vacant possession.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Guide Price

£99,500+

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property.  
property@johnpye.co.uk or 0115 9706060.

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office: James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number: 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made and investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.