## Phillips George











## **FOR SALE**

3 Bed Semi-Detached House in Victoria Street, Fleckney LE8 8AZ £260,000

A charming three-bedroom cottage located in the heart of the highly sought-after village of Fleckney. Offered with no upward chain, the property boasts a wealth of original features and character throughout. Requiring some modernisation, it presents a fantastic opportunity for buyers looking to personalise and restore a period home to its full potential. Contact Phillips George to arrange your viewing.

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**EPC** Ordered





TOTAL FLOOR AREA: 1048 sq.ft. (97.3 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorpain contained here, measurements of doors, windows, rooms and any other times are approximate and no responsibility is taken for any enonesistin or mis-statement. This plan is for illustrative purposes only and should be used as such by any oppositive purchaser. The services, systems and appliances total make not been letted and no guarantee.

- Cottage
- Semi Detached
- Three Bedrooms
- Fleckney
- Requiring Further Modernisation
- Character Home
- Garage
- No Upward Chain

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.

