

01164 786055
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Eddisons

Incorporating Budworth Hardcastle

Detached Victorian Property – Freehold Opportunity



28 KNIGHTON ROAD, KNIGHTON, LEICESTER, LE2 3HH

Price: PRICE ON APPLICATION

Size: 2,873 sq ft (266.96 sq m)

- Substantial Detached Two Storey Victorian Property
- Highly Sought After Location in Knighton
- Benefitting from all Local Amenities
- Private Residence – Potential for Alternative Commercial Use (STP)

LOCATION

The property is located on the south side of Knighton Road in Knighton, Leicester. An affluent city suburb which is located off London Road (A6), a major arterial route providing direct links to Leicester's inner ring road system and major motorway networks. The property benefits from a wealth of local amenities associated with an established city suburb. As a result, transport links are excellent.

DESCRIPTION

The property comprises of an attractive detached two storey Victorian dwelling, with two rooms that have been converted to provide office accommodation. The building is of solid brick construction under a pitched slate roof. The front elevation comprises a timber entrance door together with uPVC double glazed windows with masonry surrounds. Externally, to the front, there is an in-and-out driveway which is accessed via black iron gates, whilst to the rear is a substantial private garden, mainly laid to lawn with crazy paving patio areas. There is also a single brick built garage and outbuilding providing storage together with a double garage that has been converted to a training room.

Internally, The property retains many of its original features and is laid out to provide 5 bedrooms, one with en-suite (2 of which are currently configured as offices and a kitchenette), a WC, and a family bathroom at first floor level. There is an extensive loft space which is fully insulated throughout. The ground floor comprises 3 substantial living areas, a dining room, a dining kitchen and a vanity room. The property benefits from gas central heating.

SERVICES

We understand that all mains services are connected to the property.

The Agents have not tested any of the incoming services and interested parties should make their own enquiries in this regard.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area (GIA) basis as follows:

Total GIA: 266.96 Sqm (2,873 Sq.ft)
Site Area: 0.252 Acres (0.101 Hectares)

EPC

Available on request.

PLANNING

We understand that there is a personal planning consent granted to the Vendor for Class E and C3 Use of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. Interested parties are advised to make their own enquiries with the Local Planning Authority.

PRICE

Price on Application.

VAT

We understand that VAT will not be charged on the price.

BUSINESS RATES / COUNCIL TAX

Online enquiries made of the VOA website that the property has a rateable value of £6,000. For the year commencing 1 April 2024 rates will normally be charged at 54.6p in the £ if the RV is £51,000 or more, and 49.9p if the RV is below £51,000.

We understand from online enquiries that the property falls within Council Tax Band 'F'.

TENURE

The freehold interest is available to purchase with vacant possession.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

VIEWING

Viewings are by appointment through the sole Agents, Eddisons Incorporating Budworth Hardcastle:

Contact: Aman Verma BSc (Hons) MRICS
Email: Aman.Verma@eddisons.com
Tel: 0116 478 6055

ADDITIONAL INFORMATION

Under Section 21 of the Estate Agents Act 1979, an employee of Eddisons Incorporating Budworth Hardcastle has a personal interest in the sale of this property.

For more information, visit eddisons.com

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Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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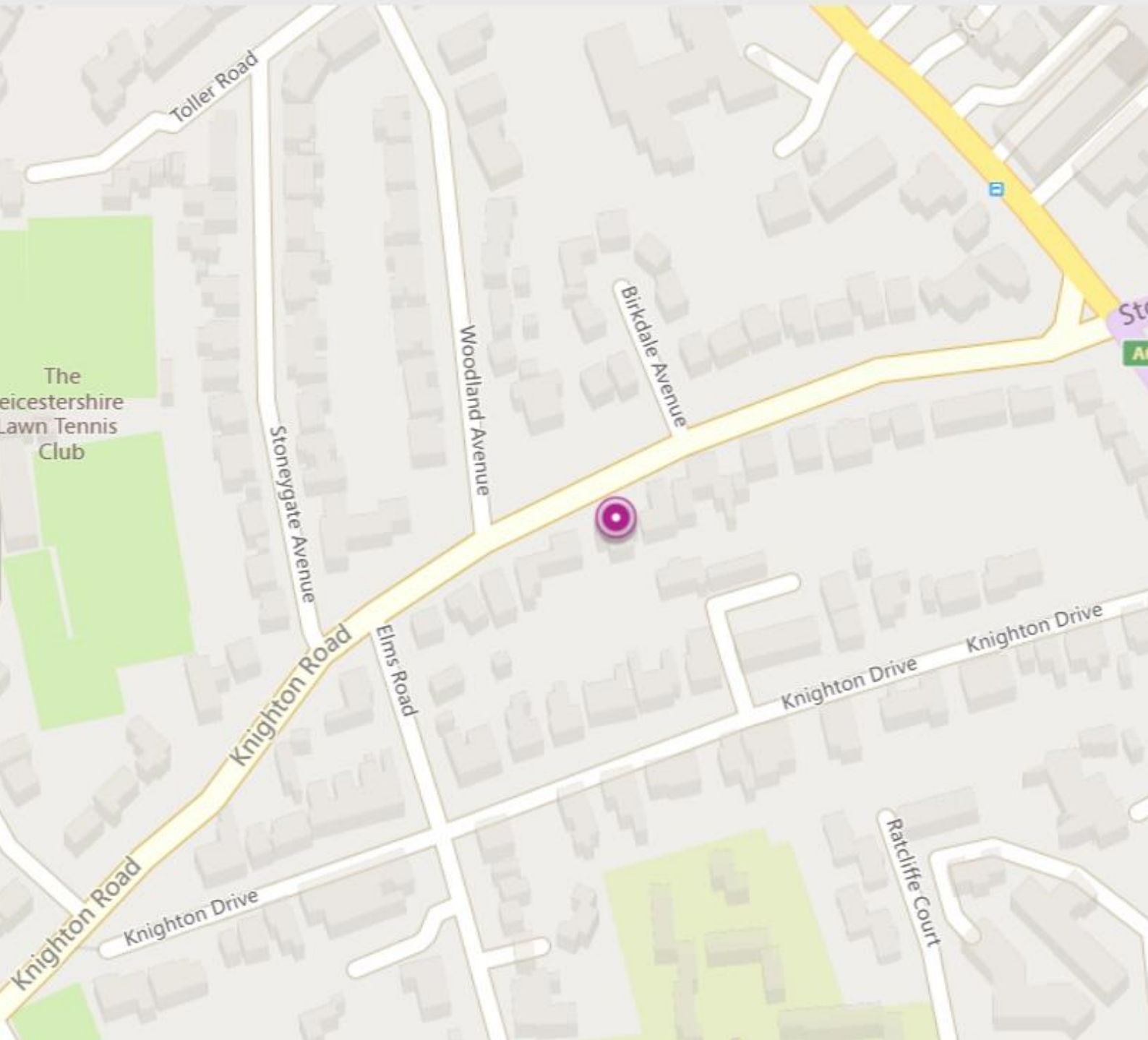
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