



Connells

Severn Road
Oadby Leicester



Property Description

This two-bedroom semi-detached bungalow presents a fantastic opportunity for renovation, offering potential to transform into a stylish and comfortable home. Situated in a desirable residential location, the property is in need of refurbishment throughout, making it ideal for those looking to put their stamp on a home or investors seeking a renovation project.

Internally, the bungalow currently features a spacious living room, two well-proportioned bedrooms, and a functional kitchen and shower room. The property would benefit from modernisation, including updates to the kitchen, bathroom, and flooring, as well as potential reconfiguration of the layout to suit contemporary living. Externally, the property benefits from a garage, off-road parking and a private rear garden.

With convenient access to local amenities, transport links, and schools, this property offers great potential for those seeking to create their ideal home. Ideal for buyers with a vision and the desire to restore a property to its full potential.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Porch/Hallway

Accessed via the porch is the entrance hallway with doors off to lounge/diner, kitchen, both bedrooms and the shower room. Radiator and loft hatch.

Lounge/Dining

16' 6" x 11' 8" (5.03m x 3.56m)
Feature gas fire with brick surround and window to front elevation.

Kitchen

9' 7" x 8' 8" (2.92m x 2.64m)
Fitted with part base and eye level units, electric hob and oven, stainless steel sink with mixer taps. Boiler housing and window to front elevation.

Bedroom One

10' 8" x 9' 2" (3.25m x 2.79m)
Double bedroom with fitted wardrobes and window to rear elevation.

Bedroom Two

8' 9" x 8' 2" (2.67m x 2.49m)

Single bedroom with patio door to the lean to/sun room.

Lean To/Sun Room

7' 8" x 4' 6" (2.34m x 1.37m)

Aluminum frame conservatory with tiled flooring and french door to garden.

Shower Room

Shower room comprising a single cubicle with electric shower, low level wc, wash hand basin with window to side elevation and a radiator.

Outside

To the front of the property is part gravel and planting area. To the rear is a part lawned garden with part fencing and a greenhouse.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01162 710612
E oadby@connells.co.uk

78B The Parade Oadby
 LEICESTER LE2 5BF

view this property online connells.co.uk/Property/OBY311216

directions to this property:

Proceed from the agent's Oadby office along The Parade to the traffic lights and turn right on to the A6. Take the second left turn into Uplands Road. Continue to the T-junction and turn right into Severn Road where the property can be found on the right hand side.

EPC Rating: D Council Tax
 Band: C

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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