



Connells

Fleckney Road
Kibworth Beauchamp Leicester

Fleckney Road Kibworth Beauchamp Leicester LE8 0HH

for sale guide price
£140,000



Property Description

Introducing a charming three bedroom terraced house brimming with potential, ideal for those looking to create their dream home. This property features a welcoming living area with a classic fireplace, perfect for cozy evenings. The layout includes a convenient downstairs shower room, enhancing accessibility for family and guests.

The house benefits from side access to a private garden, offering a tranquil outdoor space for relaxation or gardening. While the interiors require modernisation, this is an exciting opportunity to customise the home to your taste.

Situated in a desirable neighbourhood, close to local amenities and transport links, this property is perfect for families or investors seeking a project. Don't miss the chance to transform this house into your ideal home!

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.

Lounge/Diner

26' 3" x 12' (8.00m x 3.66m)

Entrance is gained through the cottage style front door into the open plan living/dining room with a

feature bay window to the front elevation and a window overlooking the rear garden. The well proportioned space offers excellent potential, with ample space for both living and dining, with a fireplace and stairs that rise to

the first floor.

Kitchen

11' 3" x 6' 9" (3.43m x 2.06m)

Fitted Kitchen featuring tiled flooring, a window to the side elevation, and an array of eye and base level units with a roll top work surface. Space for a fridge/freezer, washing machine and tumbler dryer. There is also a stainless-steel sink with draining board and window overlooking garden.

Inner Hall

Inner hall providing side access out to the garden and access to the ground floor shower room.

Shower Room

6' 8" x 6' 2" (2.03m x 1.88m)

Ground floor shower room with floor to ceiling tiling and a three-piece suite to include a double width

shower, a low level WC and a pedestal wash hand basin. Window to rear elevation.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)

Master double bedroom with feature bay fronted window.

Bedroom Two

13' 11" x 11' 11" (4.24m x 3.63m)

Double bedroom with window to rear elevation.

Bedroom Three

11' 5" x 6' 9" (3.48m x 2.06m)

Single bedroom leading off from the second,

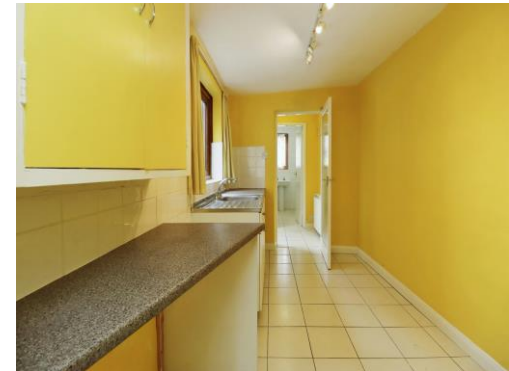
with exposed timber floorboards and access to the airing cupboard. Window to rear elevation.

Outside

The rear garden is larger than expected being predominantly paved with amazing potential to be landscaped.

Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.









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

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EPC Rating: E

Tenure: Freehold

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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