



Sinclair

39 Kirkhill, Shepshed, Leicestershire, LE12 9PA

£850

01509 600610 sinclairstateagents.co.uk

Property at a glance

- Refurbished within the last 12 months
- Central Location
- Rear Garden
- Council Tax Band*: A
- Two Double Bedrooms
- Cellar
- Available now
- Price: £850

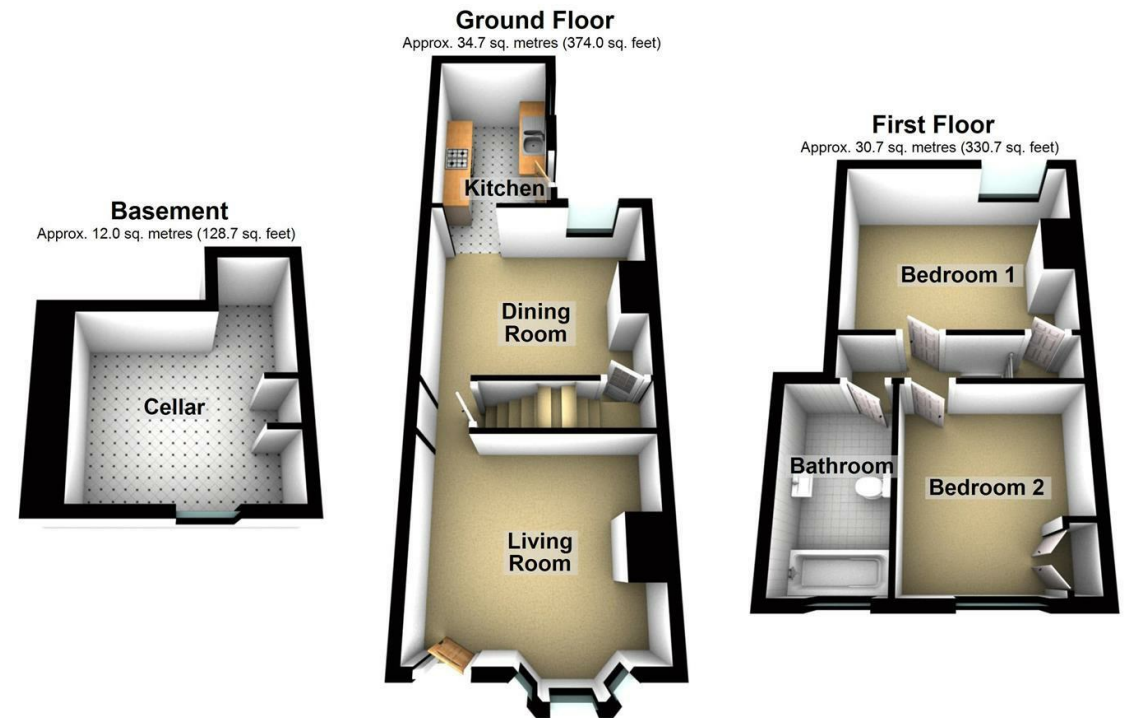
Overview

Refurbished within the last 12 months, this two double bedroom mid terrace property offers accommodation which in brief comprises: lounge with bay fronted window, dining room, fitted kitchen with hob and oven and to the first floor there are two double bedrooms. There is also the benefit of a cellar, good sized rear garden and street parking to the front. Available early - mid August. Early viewing essential.

Location**



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

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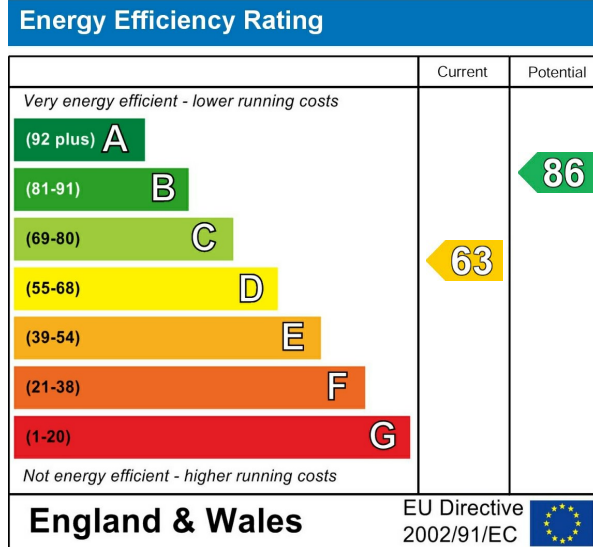


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These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

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Thinking of Selling?

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Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.
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