



Wintersdale Road, Off Uppingham Road

£250,000

Modern Method of Auction. Offered for sale with NO UPWARD CHAIN is this perfect project or investment opportunity REQUIRING RENOVATION.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



0116 271 3333





Entrance Porch

With access to the entrance hall.

Entrance Hall

With single glazed windows to the front elevation, secondary glazed window to the side elevation, stairs to first floor, under stairs storage cupboard, further storage cupboard, radiator.

Lounge 11' 4" x 9' 11" (3.45m x 3.02m)

With double glazed bay window to the front elevation, gas fire with surround and hearth, radiator.

Second Reception Room 12' 6" x 9' 11" (3.81m x 3.02m)

With double glazed window to the rear elevation, gas fire, radiator.

Kitchen 8' 5" x 7' 0" (2.57m x 2.13m)

With double glazed window to the rear elevation, double glazed door to the side, wall and base unit with work surfaces over, sink and drainer, space for washing machine, built-in oven and hob, part tiled walls, vinyl floor.



First Floor Landing

With double glazed window to the side elevation, storage cupboard housing gas boiler.

Bedroom One 12' 4" x 10' 4" (3.76m x 3.15m)

With double glazed bay window to the front elevation, built-in storage cupboard, radiator.

Bedroom Two 11' 2" x 11' 1" (3.40m x 3.38m)

With double glazed window to the rear elevation, built-in wardrobes, radiator.

Bedroom Three 8' 8" x 7' 11" (2.64m x 2.41m)

With double glazed window to the front elevation, radiator.

Separate WC 3' 11" x 2' 7" (1.19m x 0.79m)

With double glazed window to the side elevation, low-level WC, tiled walls.

Bathroom 7' 0" x 5' 8" (2.13m x 1.73m)

With double glazed window to the rear elevation, bath with shower over, wash hand basin, part tiled walls, radiator.

Front Garden

With paved pathway, soil/shrub area, lawn area.

Rear Garden

With gate to side access, paved patio area, lawn, flowerbeds and shrubs, further paved area, fenced and hedged perimeter.

Parking

Driveway providing off road parking and a garage measuring 19'3" x 8'5", with single glazed windows to the rear and side elevations.

Auctioneer Comments

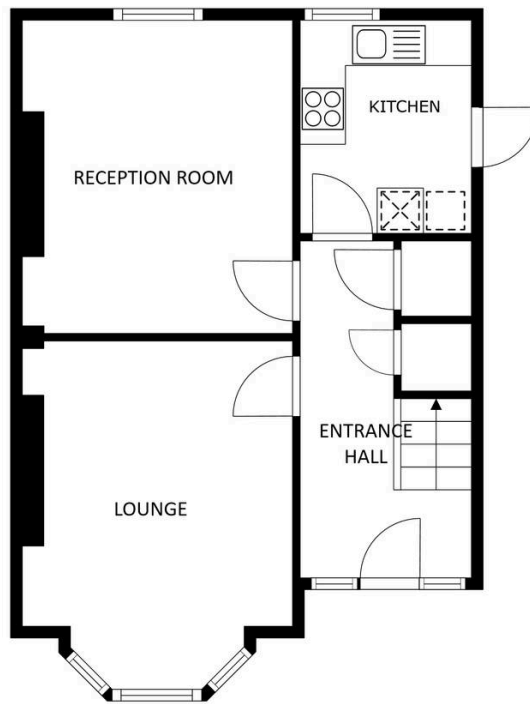
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

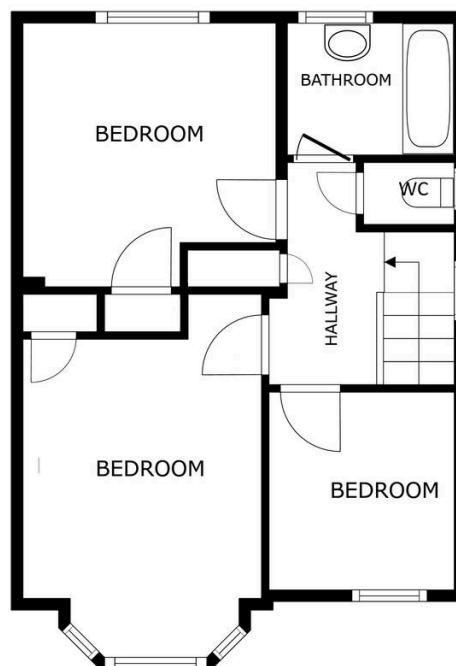
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.