



Uplands Road, Oadby

Price Guide £240,000

FOR SALE VIA MODERN METHOF AUCTION - Investor opportunity! This three-bedroom property in Oadby is ready for modernisation. Featuring an entrance hall, reception room, kitchen, and family bathroom, plus a driveway and low-maintenance garden, it offers fantastic potential in a prime location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



Knightsbridge
Estate Agents

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Entrance Hall

With a double-glazed window to the side elevation, carpeting, under stairs storage and a radiator.

Lounge

22' 11" x 9' 10" (6.99m x 3.00m)

With a double-glazed half-bay window to the front elevation, double-glazed door to the rear elevation, double-glazed window to the rear elevation, carpeting, gas fire and surround and three radiators.

Kitchen

8' 8" x 7' 10" (2.64m x 2.39m)

With a double-glazed window to the rear elevation, a double-glazed door to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, vinyl flooring, tiled splashbacks, oven, hob, extractor fan, space for dishwasher, space for a washing machine, pantry area and a radiator.

First Floor Landing

With a double-glazed window to the side elevation and carpeting.

Bedroom One



Bedroom One

12' 2" x 10' 7" (3.71m x 3.23m)

With a double-glazed half-bay window to the front elevation, fitted wardrobes and a radiator.

Bedroom Two

11' 0" x 10' 8" (3.35m x 3.25m)

With a double-glazed window to the rear elevation, storage cupboard (housing the boiler) and a radiator.

Bedroom Three

7' 1" x 6' 7" (2.16m x 2.01m)

With a double-glazed window to the front elevation, carpeting and a radiator.

Bathroom

With a double-glazed window to the rear elevation, tiled flooring, tiled walls, bath with electric shower, WC, wash hand basin and a radiator.

Front Garden

With a small lawn area and a tree.

Rear Garden

A rear garden with a concrete patio area, steps leading to a soil area and a storage shed.

Driveway

A concrete driveway to the front elevation.

AUCTION TERMS

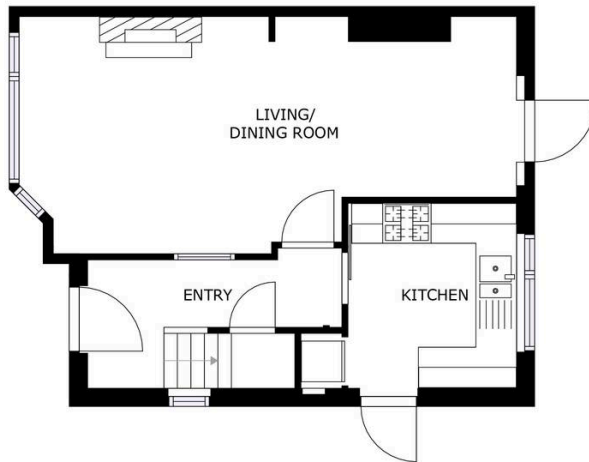
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

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

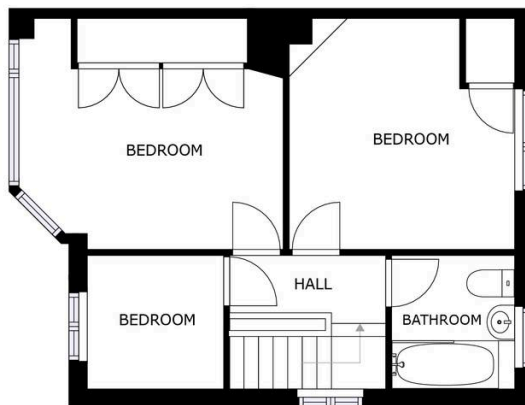
A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

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



FLOOR 2



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.