



Gladstone Street, Hathern



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£144,000

- FOR SALE BY AUCTION
- END TERRACE PROPERTY
- DOUBLE WIDTH PLOT
- FULL REFURBISHMENT REQUIRED
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FREEHOLD
- EPC rating F



FOR SALE BY AUCTION - Located right in the heart of the Village and upon a double width plot position is this traditional end terrace property in need of full refurbishment throughout. The home does have majority uPVC double glazing throughout and gas central heating (not tested) and we can imagine likely improvement works to include; new kitchen and bathroom, redecoration and floor coverings, potential re-wiring and/or upgraded heating/boiler, and general improvements landscaping to gardens.

The property is a good size and offers two reception rooms and a kitchen to the ground floor with both main rooms having period style open feature fireplaces. Upstairs there are currently three bedrooms (two double) and a small bathroom but we can see the potential of bedroom three and the bathroom being bought together to create one larger bathroom space and turning the property into a very comfortable two bedroom home.

Outside, the property has a detached single garage and a large double width garden plot to the side and rear along with two integral stores, a greenhouse and garden shed. The appeal of the central village location is the thriving community on the doorstep including the local shop/Post Office across the road, along with a well regarded primary school, three village pubs and country lane walks leading down to the River Soar.

Good to know; the property has majority uPVC double glazing and a composite front entrance door. Gas central heating powered by a conventional gas boiler located in the kitchen with hot water tank in the airing cupboard in bedroom three.

To find the property; Sat nav postcode - LE12 5LE. what3words: ///hugs.crossings.wisely



LOUNGE 4.21m x 3.57m (13'10" x 11'8")

DINING ROOM 4.21m x 3.65m (13'10" x 12'0")

KITCHEN 3.09m x 2.67m (10'1" x 8'10")

BEDROOM ONE 4.21m x 3.6m (13'10" x 11'10")

BEDROOM TWO 3.62m x 3.31m (11'11" x 10'11")

BEDROOM THREE 2.65m x 2.58m (8'8" x 8'6")

BATHROOM 1.8m x 1.61m (5'11" x 5'4")

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band B - £1810 25/26

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

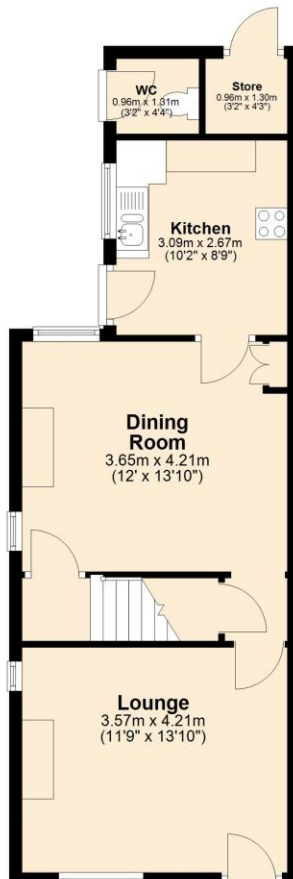
REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





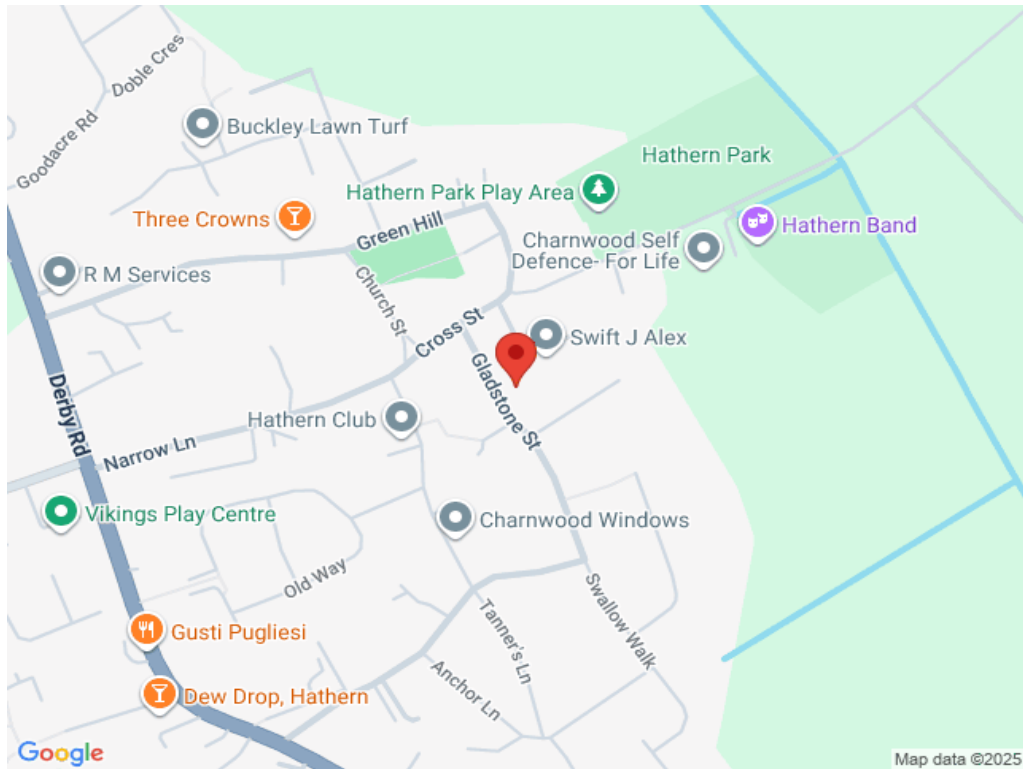
Ground Floor
Approx. 46.9 sq. metres (504.6 sq. feet)



First Floor
Approx. 47.6 sq. metres (512.5 sq. feet)



Total area: approx. 94.5 sq. metres (1017.1 sq. feet)



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