



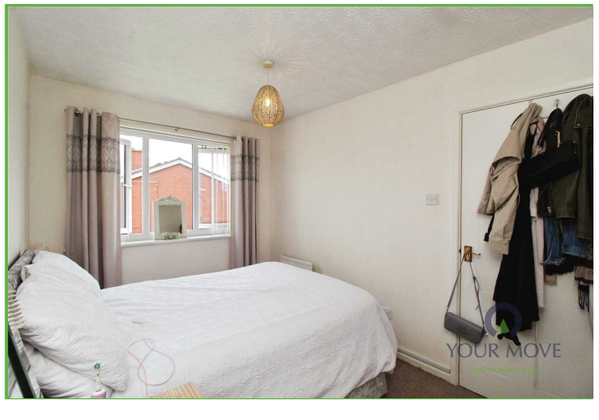












The Hastings, Ibstock,
Leicestershire, LE67

Asking Price: £145,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

The Hastings, Ibstock, Leicestershire, LE67

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Council Tax Band: B
EPC Rating: C
Local Authority: North West Leicestershire

Other important information which you will need to know about this property can be found at your-move.co.uk

This charming three-bedroom semi detached house is offered For Sale by the Modern Method of Auction and is located in the heart of Ibstock features a spacious lounge-diner, kitchen with garden access, off-road parking for two cars, and a large private rear garden, offering comfort and convenience close to schools, transport, and amenities—ideal for families, first-time buyers, or investors.

Location
Pop stars, Movie stars and even a past Archbishop of Canterbury have called the rural haven of Ibstock home at various points in its History. This little village has risen dramatically in popularity over the last thirty years and is now one of the gems in the North West Leicestershire Crown! Offering breathtaking countryside, the beautiful gothic 14th century church of St Denys and a range shops, Boutique's and eateries.

Modern Method of Auction
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Ground Floor

Lounge/Diner
24'7" x 11'2" (7.5m x 3.4m)

Kitchen
10'5" x 7'9" (3.18m x 2.36m)

First Floor

Bedroom One
11'8" x 7'10" (3.56m x 2.4m)

Bedroom Two
10'6" x 6'11" (3.2m x 2.1m)

Bedroom Three
7'1" x 6'11" (2.16m x 2.1m)

Bathroom
7'1" x 6'2" (2.16m x 1.88m)

Outside

Front driveway

Rear garden

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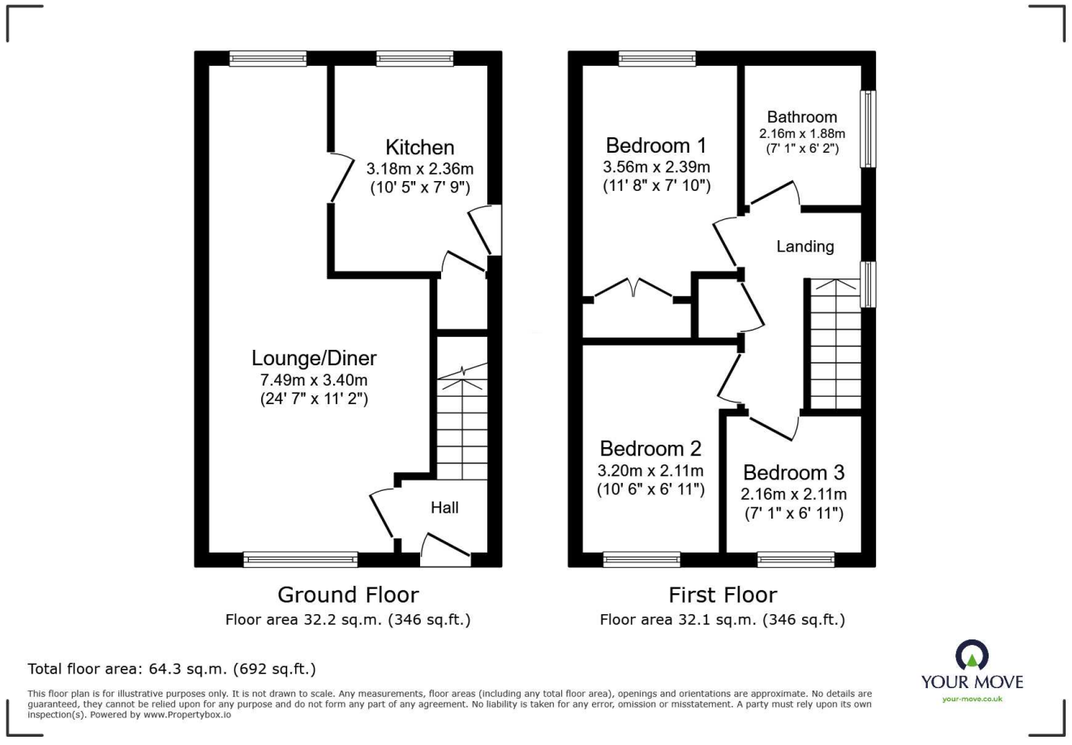
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 64.3 sq.m. (692 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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