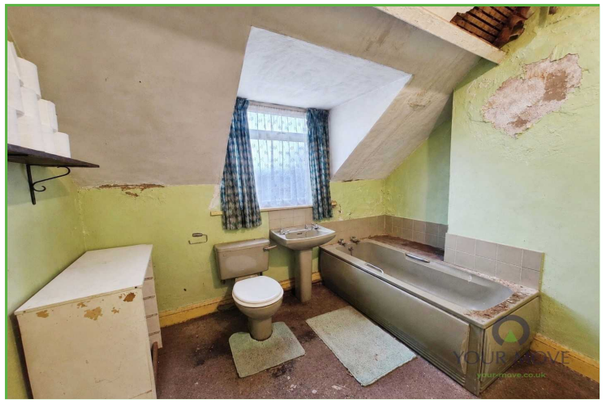
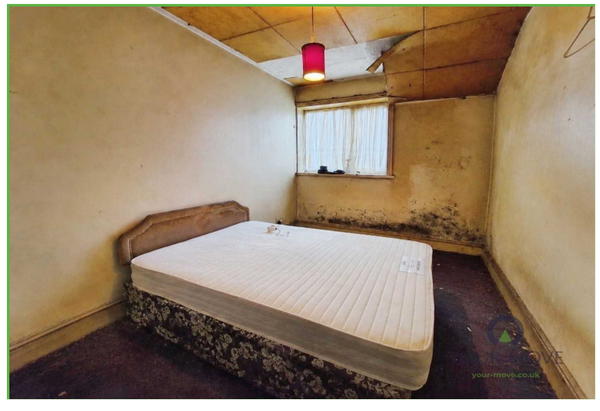
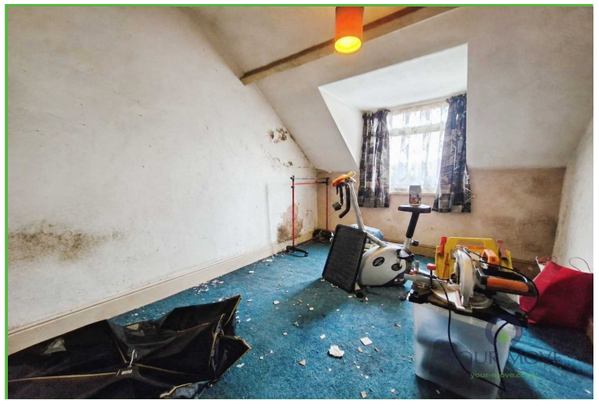
















High Street, Ibstock,
Leicestershire, LE67

Guide Price: £60,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

High Street, Ibstock, Leicestershire, LE67

Guide Price: £60,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
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

THREE-BEDROOM RENOVATION PROJECT! A fantastic opportunity to acquire this mid-terrace property on High Street, Ibstock, offered via the Modern Method of Auction and presenting plenty of potential for investors and buyers looking for their next project!

Description
Offered to the market via the Modern Method of Auction, this three-bedroom mid-terrace property presents an exciting opportunity for investors, developers or buyers looking for their next renovation project.

The accommodation begins with an open-plan lounge/dining room, offering a generous reception space ready to be transformed to suit your own style. Moving through to the rear, you'll find a galley-style kitchen, which, although requiring modernisation, offers a great starting point for creating a practical and stylish cooking space. A side door provides access to the rear courtyard garden.

Heading upstairs, the first floor offers three well-proportioned double bedrooms, all requiring refurbishment. Bedroom three benefits from a built-in cupboard, providing useful storage. Completing the accommodation is the family bathroom, fitted with a bath, wash basin, WC and an additional built-in cupboard.

Externally, the property benefits from a small block-paved courtyard garden, providing a low-maintenance outdoor space.

LOCATION
Situated on High Street in Ibstock, the property is conveniently positioned for a range of local amenities, shops and everyday conveniences. The area also benefits from nearby field walks, offering opportunities to enjoy the surrounding countryside.

Ground Floor

Lounge/Dining Room
25' x 10' (7.62m x 3.05m)
Open-plan reception space with plenty of potential.

Kitchen
13' x 5'11" (3.96m x 1.8m)
Galley-style kitchen requiring refurbishment, with side door providing garden access.

First Floor

Bedroom One
11' x 8' (3.35m x 2.44m)
Double bedroom requiring refurbishment.

Bedroom Two
14' x 8' (4.27m x 2.44m)
Double bedroom requiring refurbishment.

Bedroom Three
11' x 7' (3.35m x 2.13m)
Double bedroom with useful built-in cupboard.

Bathroom
11' x 9'11" (3.35m x 3.02m)
Fitted with a bath, wash basin, WC and built-in storage cupboard, requiring refurbishment.

Outside

Rear Garden
Enclosed, low-maintenance block-paved courtyard garden, accessed via the kitchen side door.

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.

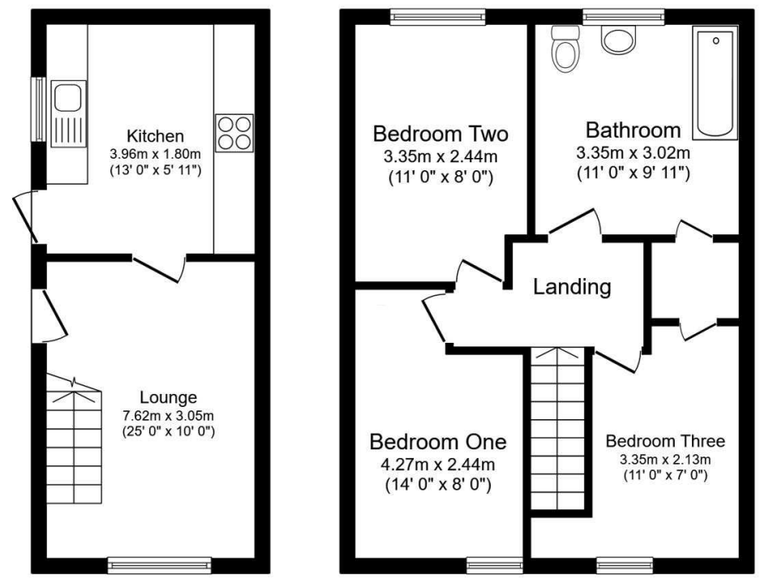
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All Measurements
All Measurements are Approximate.

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: 66.2 sq.m. (713 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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