



Connells

Ivanhoe Street
Leicester



Property Description

Three storey property with accommodation comprising of two self-contained apartments each benefiting from a private entrance hall. To the ground floor is a one bedroom apartment with open plan lounge/kitchen, bathroom and bedroom. To the first floor is a maisonette apartment comprising lounge, kitchen and dining area, a family bathroom and two bedrooms, master bedroom with en-suite and built in storage. A paved rear courtyard. Investment opportunity, making it an ideal choice for those looking to expand their property portfolio or start their investment journey.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Apartment One (ground Floor):

Lounge

14' 8" x 9' 8" (4.47m x 2.95m)

Kitchen

12' 9" x 6' 9" (3.89m x 2.06m)

Bathroom

Bedroom

9' 6" x 8' 5" (2.90m x 2.57m)

Apartment Two (maisonette):

Lounge

14' 4" x 11' 9" (4.37m x 3.58m)

Kitchen

13' 6" x 10' 4" (4.11m x 3.15m)

Bathroom

Bedroom One

8' 7" x 10' 4" (2.62m x 3.15m)

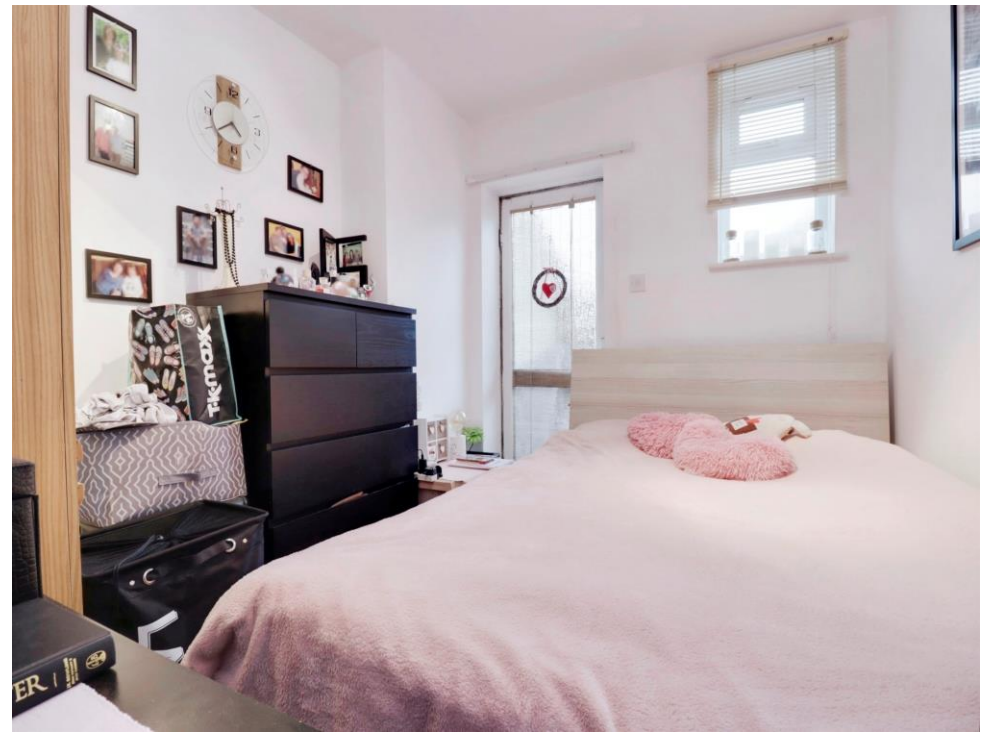
Second Floor

Bedroom Two

13' 3" x 22' 1" (4.04m x 6.73m)

En-Suite









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

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EPC Rating: C

Tenure: Freehold

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