



Connells

The Close
Anstey Leicester

The Close Anstey Leicester LE7 7EP

for sale guide price
£330,000



Property Description

Situated in the desirable LE7 area, this property benefits from a range of local amenities, including shops, schools, and recreational facilities. With excellent transport links. The village centre is situated within a ten-minute walk with amenities including co-op, public houses, boutiques, and restaurants. Two local primary schools and one secondary within the village of Anstey. Ratcliffe college is a 10 minute drive away and Loughborough Grammar is a 15 minute drive.

To the ground floor the property comprises of an entrance hall having a walk in storage cupboards and access to the spacious lounge, kitchen/diner, downstairs bathroom & bedroom.

Moving upstairs you'll find two further double bedrooms both having an en-suite 7 one with good-sized dressing room.

Driveway to the front & private garden to the rear.

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.

Ground Floor

Hallway

20' 5" x 6' 7" (6.22m x 2.01m)

Lounge

21' 3" x 11' 2" (6.48m x 3.40m)

Having a radiator, window to the front & bi-

fold doors to the garden

11' 4" x 7' 3" (3.45m x 2.21m)

Having a bath with shower over, wash hand basin & toilet

Kitchen/Diner

10' 4" x 19' 7" (3.15m x 5.97m)

Fitted with a range of wall and base units, high specification fitted appliance, windows to the both sides of the property & access to the rear

Bedroom 3

11' 3" x 10' 5" (3.43m x 3.17m)

Having a radiator & window to the front

Bathroom

6' 1" x 6' 5" (1.85m x 1.96m)

Having a bath with shower over, wash hand basin & toilet

First Floor

Bedroom 1

21' 1" x 10' 7" (6.43m x 3.23m)

Having a laminate flooring, radiator & windows to the front and rear

En-Suite

4' x 9' 3" (1.22m x 2.82m)

Fitted with wash hand basin, cubical shower, toilet & towel radiator

Dressing Room

10' x 7' 4" (3.05m x 2.24m)

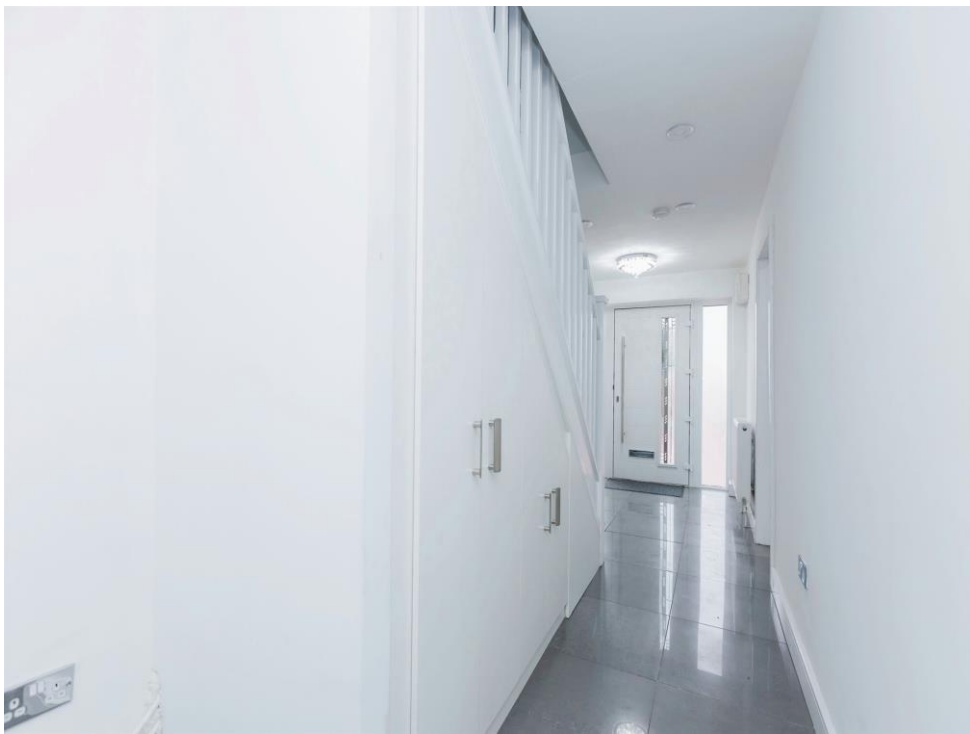
Having a carpet floor, radiator & roof window

Bedroom 2

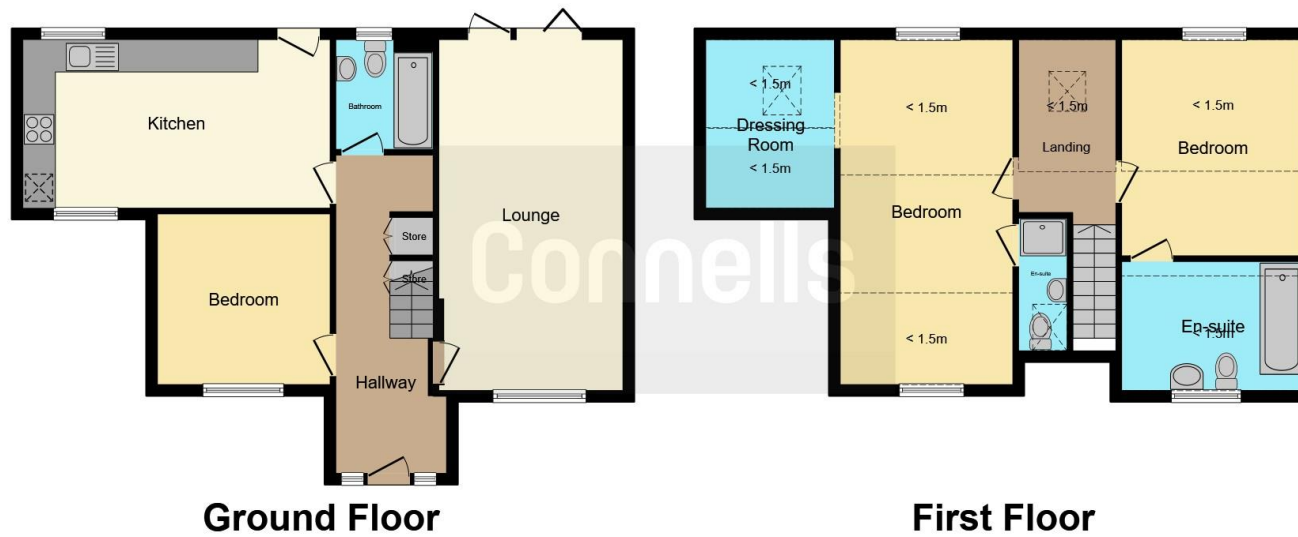
13' 2" x 11' 1" (4.01m x 3.38m)

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

To view this property please contact Connells on

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EPC Rating: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR323236



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LTR323236 - 0002