



Connells

Castle Fields
Leicester



Property Description

Covering the Birstall area, a suburb to the north of the city, property being ideally located for an excellent array of amenities including local shops, school, and Beaumont Leys shopping centre.

Birstall is a pleasant residential area known for its family-friendly atmosphere and community amenities. It features a variety of local shops, cafes, and schools, making it a convenient and desirable place to live. The area is close to Watermead Country Park, offering beautiful lakes, walking trails, and wildlife, ideal for outdoor activities.

Also enjoys good transport links, with easy access to the A6 and nearby public transport options, connecting residents to Leicester city centre and surrounding regions.

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

Kitchen

5' 9" x 11' (1.75m x 3.35m)

Good-sized kitchen with window to the front

Lounge

13' 7" x 11' 8" (4.14m x 3.56m)

Spacious room with patio door to the rear garden

First Floor

Bedroom 1

11' 8" x 9' (3.56m x 2.74m)

With a carpet floor, fitted wardrobes & window to the rear

Bedroom 2

8' 5" x 9' 1" (2.57m x 2.77m)

With a carpet floor, fitted wardrobes & window to the front

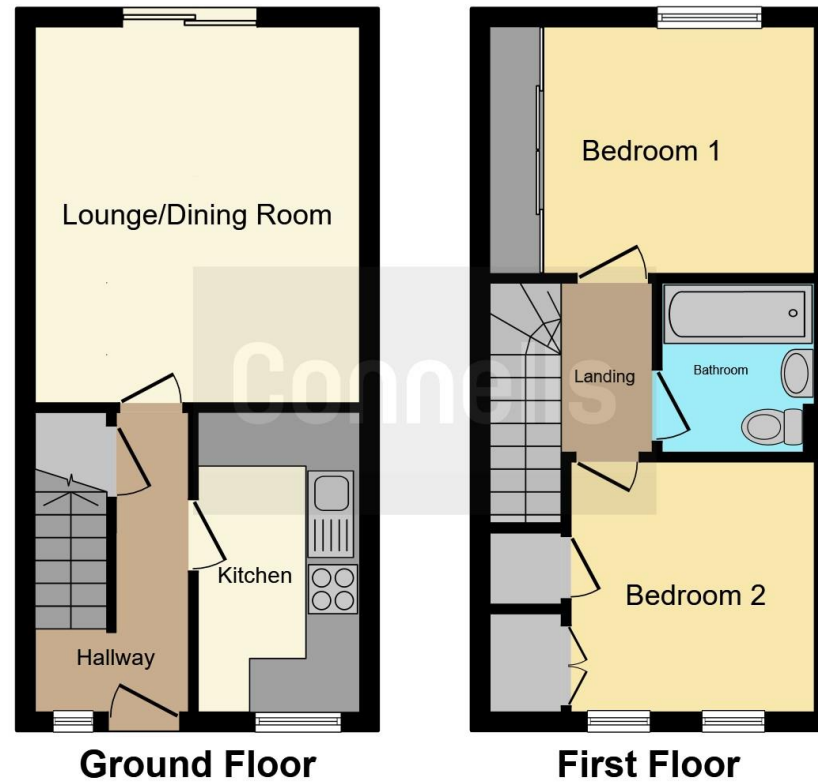
Bathroom

With bathroom, hand wash basin & toilet









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: D

Tenure: Freehold

view this property online connells.co.uk/Property/LTR322990



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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