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Netherhall Road
Leicester



Property Description

Situated in the northeast part of the city, within the ward of Humberstone & Hamilton.

The area encompasses a mix of residential neighbourhoods, offering a blend of modern housing developments and traditional homes.

In the area you'll find local shops, supermarkets, and eateries catering to daily needs. Additionally, there are larger retail options within a short drive, such as those at the Thurmaston Shopping Centre.

Well-connected by public transport, with several bus routes serving the area and providing easy access to Leicester city centre. Road links are also convenient, with the A47 running nearby, facilitating travel to and from the city.

There are several schools in the vicinity, ranging from primary to secondary education, ensuring accessible education for families living in the area.

Offers a balanced mix of residential comfort, green spaces, and essential amenities, making it a well-rounded location for residents.

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

Lounge/Dining Room

10' 10" x 21' (3.30m x 6.40m)

Having a carpet flooring, window to the front and rear & ornamental fireplace

Kitchen

9' 3" x 9' 11" (2.82m x 3.02m)

Fitted with a range of wall and base units, plumbing for washing machine & sink unit with window over

Pantry

3' 10" x 3' 10" (1.17m x 1.17m)

First Floor

Bedroom 1

10' 11" x 11' 4" (3.33m x 3.45m)

With fitted wardrobes & window to the front

Bedroom 2

10' 11" x 9' 8" (3.33m x 2.95m)

With fitted wardrobes & window to the rear

Bedroom 3

6' 10" x 11' 3" (2.08m x 3.43m)

With window to the front

Bathroom

4' 11" x 6' 4" (1.50m x 1.93m)

With bath, wash hand basin & window to the rear

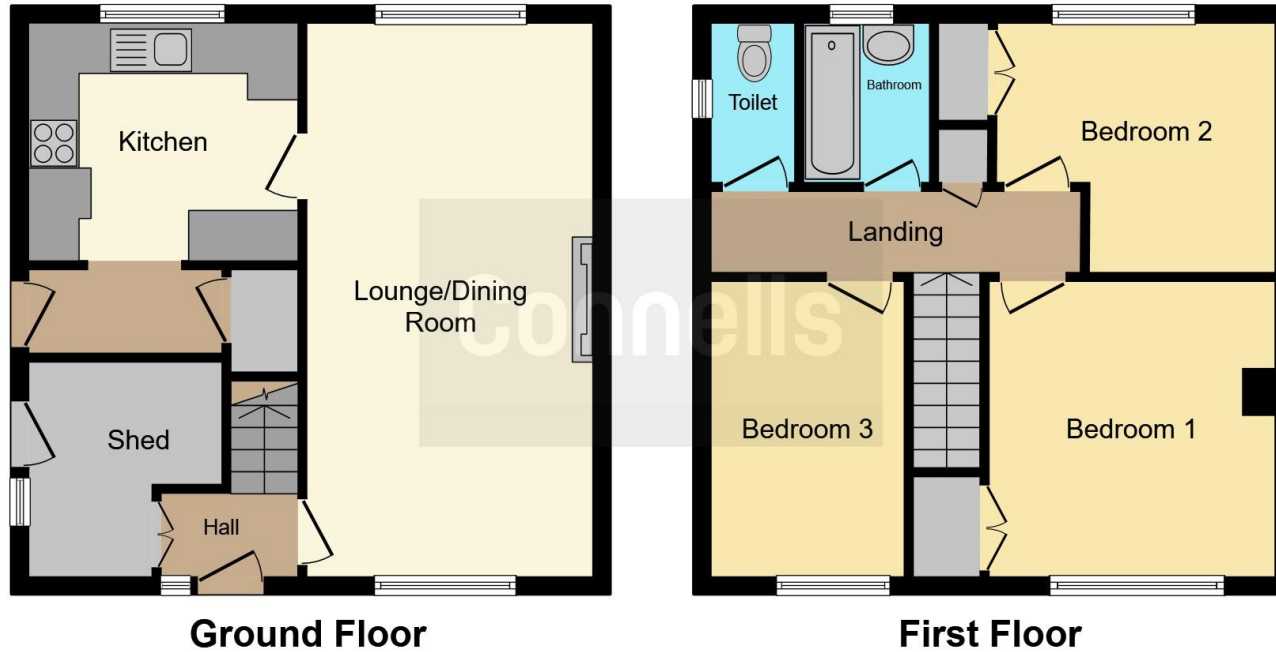
Toilet

6' 5" x 2' 4" (1.96m x 0.71m)









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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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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