



Connells

Nursery Road
Leicester



Property Description

Located in the eastern part of Leicester, the area is known for its vibrant and diverse community.

Scraptoft Lane is a culturally diverse area, offering a mix of residential housing, local businesses, and community facilities. The area is well-served by a variety of shops, including local groceries, international supermarkets, and specialty stores, reflecting the multicultural makeup of the community. Additionally, there are numerous restaurants and cafes offering a wide range of cuisines.

The area boasts good transport links, with easy access to public transport options like buses that connect to the Leicester city centre and other parts of the city.

For families, the area offers access to a range of educational institutions, including primary and secondary schools. There are also several healthcare facilities, including pharmacies and medical clinics, ensuring that residents have easy access to necessary services.

Overall, it is a dynamic and welcoming neighbourhood that offers a rich cultural experience, ample amenities, and a strong sense of community, making it a desirable place to live for people of all backgrounds.

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

Lounge

14' x 18' 1" (4.27m x 5.51m)

Spacious room with ornamental fireplace, window to the front & slide door to the conservatory

Kitchen

12' x 11' 4" (3.66m x 3.45m)

With a range of wall and base units, lunch table area, sink unit with a good-sized window over

Garden Room

16' 6" x 7' 7" (5.03m x 2.31m)

Utility Room

10' 4" x 9' 4" (3.15m x 2.84m)

with a hand wash basin, toilet unit & an access to the rear garden

Cloakroom

With toilet and a wash hand basin

First Floor

Bedroom 1

11' 8" x 18' (3.56m x 5.49m)

Double bedroom with windows to the front and rear

Bedroom 2

12' 5" x 9' 4" (3.78m x 2.84m)

With window to the front

Bedroom 3

11' x 9' 4" (3.35m x 2.84m)

With window to the front

Bedroom 4

8' 3" x 9' 4" (2.51m x 2.84m)

With window to the rear

Bathroom

8' 5" x 5' 4" (2.57m x 1.63m)

With a bath and wash hand basin, separated toilet







To view this property please contact Connells on

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EPC Rating: E

Tenure: Freehold

view this property online [connells.co.uk/Property/LTR323360](https://www.connells.co.uk/Property/LTR323360)



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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