



Connells

Orton Road
Belgrave Leicester



Property Description

Welcoming property situated in one of the city's most vibrant and culturally rich neighbourhoods. Belgrave is renowned for its close-knit community, bustling atmosphere, and proximity to an array of local amenities, making this home an ideal choice for families, professionals, or anyone looking to be at the heart of Leicester's lively cultural scene.

Upon entering, you'll find a thoughtfully laid out interior with spacious, bright rooms. The living area is both comfortable and versatile, suitable for everything from relaxing after a long day to entertaining friends and family. The kitchen is well-appointed, providing a functional space for cooking and dining.

The bedrooms are generously sized, offering comfortable and private spaces for rest and relaxation. The home also includes a private garden, an ideal spot for enjoying the outdoors or creating a personal retreat.

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

11' 8" x 11' 9" (3.56m x 3.58m)

With window to the front

Kitchen/Dining Room

18' 1" x 8' 7" (5.51m x 2.62m)

Fully fitted modern kitchen with utility room

Utility Room

4' 7" x 8' 3" (1.40m x 2.51m)

Cloakroom

2' 6" x 5' 2" (0.76m x 1.57m)

With wash hand basin and toilet

First Floor

Bedroom 1

13' 1" x 8' 5" (3.99m x 2.57m)

With window to the rear

Bedroom 2

11' 2" x 8' 5" (3.40m x 2.57m)

With window to the front

Bedroom 3

11' 1" x 9' 3" (3.38m x 2.82m)

With window to the front

Bathroom

7' 4" x 4' 6" (2.24m x 1.37m)

With walk in shower, wash hand basin and toilet

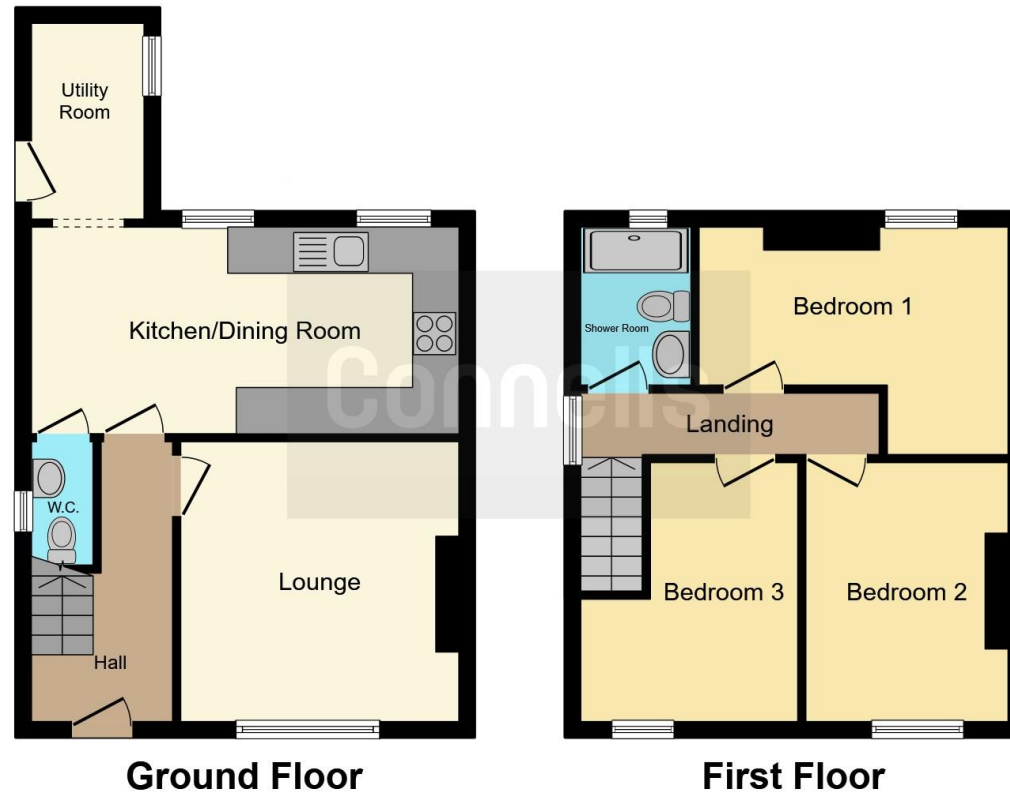
Agent's Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.









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: G

Tenure: Freehold

view this property online connells.co.uk/Property/LTR323321



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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