



**Connells**

Barbara Road  
Leicester



## Property Description

Situated to the west of Leicester's city centre. The area around Barbara Road is a well-established residential neighbourhood, characterized by a mix of traditional terraced and semi-detached homes, providing a welcoming and community-focused atmosphere.

Leicester is known for its blend of historical significance and modern conveniences, and LE3 offers easy access to both. Residents of Barbara Road can enjoy nearby local amenities such as shops, schools, and parks, making it an ideal area for families and professionals alike. The proximity to Leicester's city centre ensures that cultural attractions, shopping, and dining options are just a short trip away.

The area benefits from good public transport links and road networks, including access to major routes such as the A47, which connects to the city and beyond. Overall, Barbara Road offers the charm of a residential street with the convenience of being close to the vibrant life of Leicester.

## 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

11' 1" x 12' 1" ( 3.38m x 3.68m )

With ornamental fireplace and bay window to the front

### Dining Room

10' 7" x 13' 7" ( 3.23m x 4.14m )

With window to the front, ornamental fireplace, and patio door to the rear

### Kitchen

14' 1" x 9' 8" ( 4.29m x 2.95m )

Good-sized kitchen with an access to the conservatory

### Conservatory

14' 1" x 9' 8" ( 4.29m x 2.95m )

### First Floor

#### Bedroom 1

11' 8" x 14' 9" ( 3.56m x 4.50m )

With bay window to the front

#### Bedroom 2

11' 2" x 14' 3" ( 3.40m x 4.34m )

With window to the rear

#### Bedroom 3

10' x 12' 9" ( 3.05m x 3.89m )

With windows to the rear and front

### Bathroom

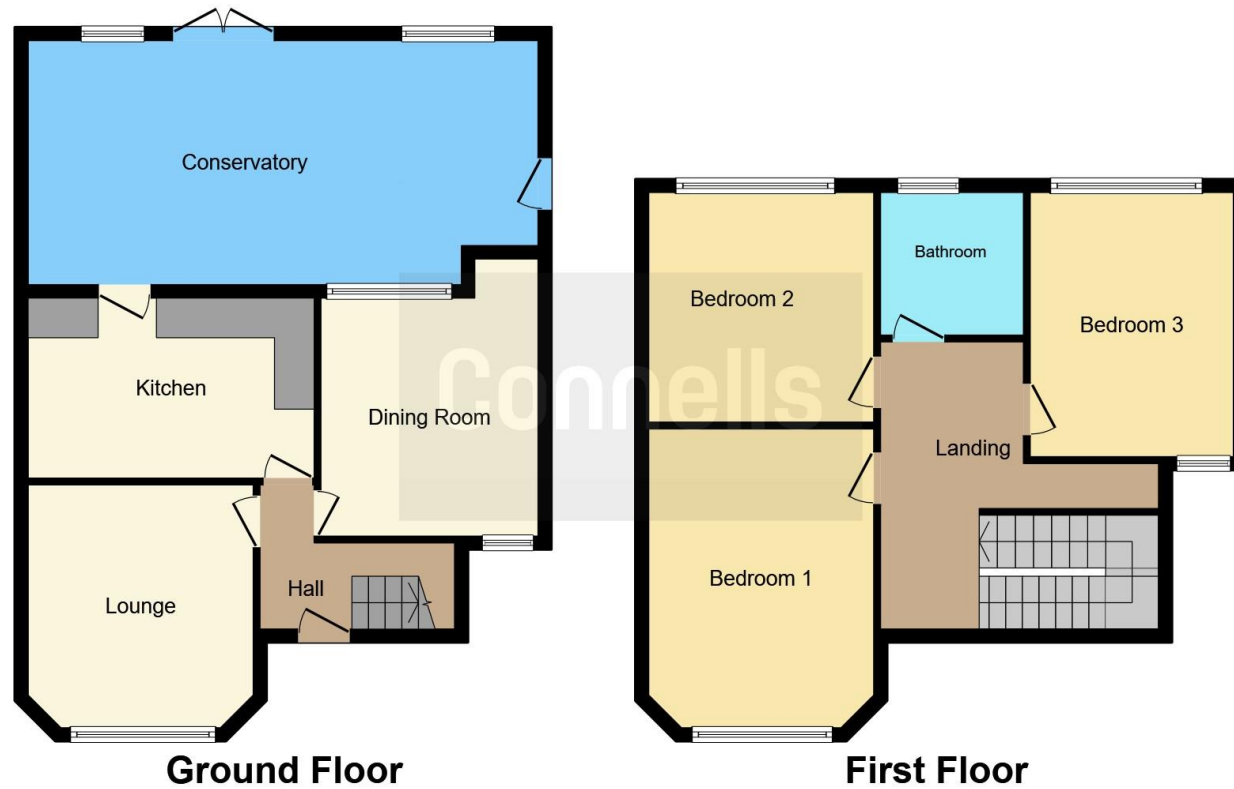
7' x 7' ( 2.13m x 2.13m )

With cubical shower, wash hand basin and 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](http://www.focalagent.com)

To view this property please contact Connells on

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**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR322721](http://connells.co.uk/Property/LTR322721)**



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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