



Connells

Danvers Road
Leicester

Danvers Road
Leicester LE3 2AE

for sale guide price
£120,000



Property Description

This two bedroom property is situated in an excellent location for access to local amenities, particularly schools, The Leicester Royal Infirmary, Bede Island Park, and many local shops and restaurants. The local schools include Fullhurst Community College, Imperial Avenue Infant School, Leicester College and De Montfort University with many more schools within just a short distance. The Leicester City Centre is also within easy reach, home to Highcross Shopping Centre, Cinema De Lux and many more leisure amenities. The accommodation is also in a prime location for access to Fosse Park with its various shops and dining establishments, just a short distance away you will also find Everards Meadows. The property also has good access to the motorways as well as Leicester Train Station and regular bus routes for access in and out of Leicester and its surrounding areas.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Lounge

11' 9" x 11' 1" (3.58m x 3.38m)

Located at the front of the property, often used as a living room.

Dining Room

12' x 11' 1" (3.66m x 3.38m)

Situated towards the rear, commonly serving as a dining room or secondary living area.

Kitchen

12' 5" x 6' 8" (3.78m x 2.03m)

Found at the back of the house, equipped with essential appliances and storage.

Bedroom One

12' 1" x 12' 7" (3.68m x 3.84m)

A spacious double bedroom at the front.

Bedroom Two

12' x 9' 7" (3.66m x 2.92m)

A slightly smaller double bedroom at the rear.

Bathroom

12' 5" x 6' 8" (3.78m x 2.03m)

The bathroom comprises a bath, shower, WC and wash hand basin.









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/LTR324067



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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