







## Property Description

Situated in Aylestone, a well established suburb in the southwest of Leicester. Within close proximity to Leicester city centre and regular bus services provide convenient public transport links.

Local amenities nearby include Aylestone Leisure Centre which offers various sports and fitness facilities, Aylestone Meadows, a large nature reserve with walking and cycling paths along the River Soar. Various supermarkets, schools, pubs and restaurants in the area.

Several good rated schools are in the area, including primary and secondary schools.

Aylestone is a popular location for families and professionals due to its blend of suburban peace and easy access to city amenities.

## 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.

## Entrance Hall

5' 5" x 14' 7" ( 1.65m x 4.45m )

A welcoming space with stairs leading to the first floor.

## Reception Room 1

10' 8" x 18' 4" ( 3.25m x 5.59m )

Having double glazed window to the front, feature fire, laminated flooring and radiator.

## Reception Room 2

11' x 12' 9" ( 3.35m x 3.89m )

A bright and spacious area, feature fireplace, laminated flooring, radiator and doors leading to the rear garden

## Kitchen/Dining Room

28' x 10' 3" ( 8.53m x 3.12m )

Providing a spacious area and is fully fitted and includes an extensive range of wall and base units, roll-edge work surfaces, tiled flooring and patio doors leading to the rear garden

## Shower Room

4' 5" x 8' 2" ( 1.35m x 2.49m )

Including modern fixtures such as a shower cubicle, wash hand basin and low level WC

## Bedroom Two

11' 1" x 13' 1" ( 3.38m x 3.99m )

Having double glazed window, radiator and being fully carpeted.

## Bedroom Three

10' 9" x 13' 1" ( 3.28m x 3.99m )

Double glazed window providing natural light and ventilation, radiator and being carpeted.

## Bathroom

5' 9" x 7' 3" ( 1.75m x 2.21m )

Having three piece suite comprising panelled bath, low level WC, wash hand basin, window to the side and tiled flooring.

## Second Floor

Stairs leading to Bedroom One

## Bedroom One

17' 5" x 17' 4" ( 5.31m x 5.28m )

Having sky light window, fully carpeted and radiator.

## Outside

Having a generous sized garden with ample outdoor space, shrubs and trees to allow privacy and having a car port to the front.



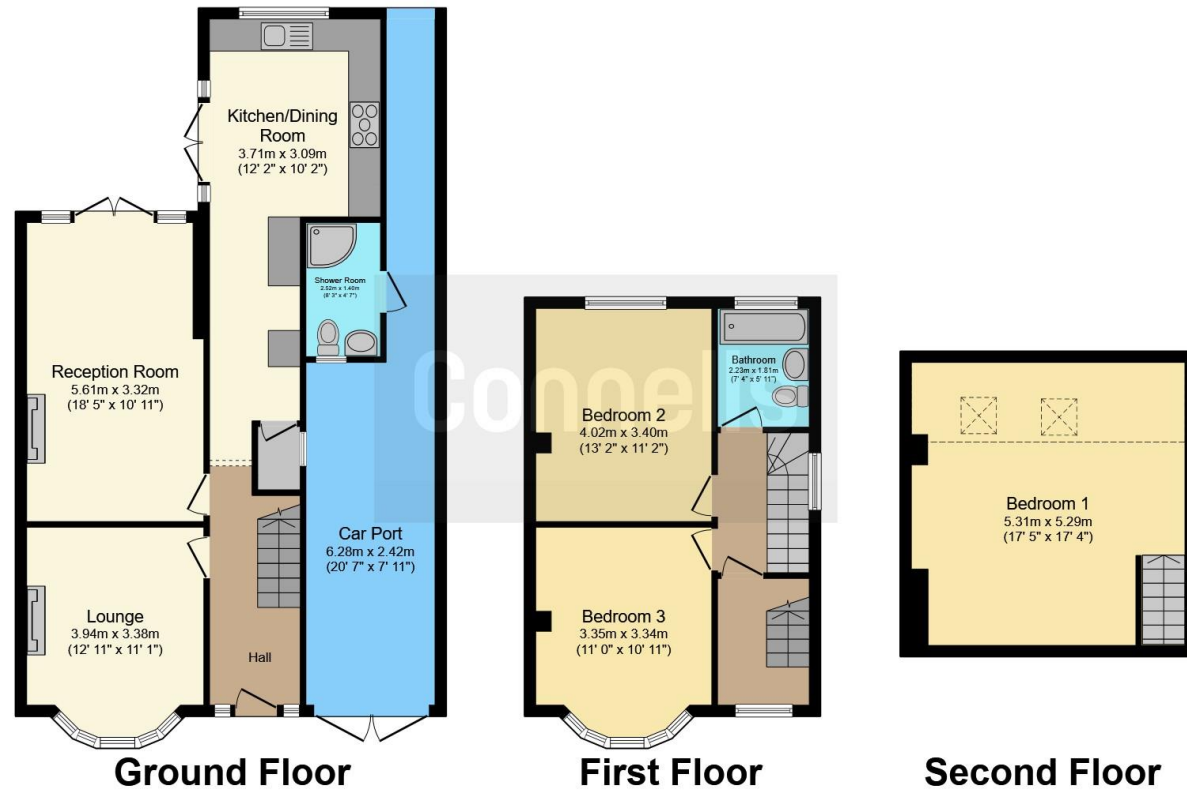












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**EPC Rating: D**

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Tenure: Freehold



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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