



Connells

Hinckley Road
Leicester



Property Description

This end-of-terrace property is a fantastic investment opportunity, boasting three individual flats spread across three stories and a basement level, offering a well-designed layout, perfect for both comfortable living and ideal for generating a steady rental income. The property comprises three fully fitted bathrooms and three modern kitchens, one on each floor, providing ample convenience for residents. The first-floor living room serves as a welcoming communal space, ideal for relaxation and socialising. With each floor designed to offer privacy and functionality, this property presents a versatile living arrangement for house shares, or as a lucrative investment opportunity.

The property is well-positioned in a desirable location, providing easy access to local amenities, transport links, and schools. With potential for further development or conversion, this is an excellent chance for an investor seeking a multi-unit property with solid rental potential and long-term growth prospects.

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.

Flat 1:

Comprising three bedrooms, communal kitchen and bathroom suite.

Bedroom One

17' 9" x 13' 2" (5.41m x 4.01m)

Located on the basement level with a bay fronted window, laminate flooring and radiator.

Ground Floor:

Conveniently located ground floor bedrooms two and three, fitted kitchen and bathroom,

Hallway

Accessed via the entrance porch is the hallway having a carpeted staircase to all levels, a window to the side elevation and doors off to the kitchen and bathroom serving Flat 1 accommodation.

Kitchen

13' 2" x 12' 9" (4.01m x 3.89m)

Communal fitted kitchen having window to rear elevation overlooking the rear garden.

Bathroom

Fitted ground floor bathroom suite having window to the side elevation.

Bedroom Two

14' 2" x 13' 7" (4.32m x 4.14m)

Bay window to front elevation, laminate flooring and wall mounted radiators.

Bedroom Three

11' 5" x 10' 9" (3.48m x 3.28m)

Window to rear elevation, laminate flooring and radiator.

FLAT 2:

First floor flat comprising of a communal living room, one bedroom, fitted kitchen and bathroom.

Living Room

13' 2" x 12' 9" (4.01m x 3.89m)

Communal living room having fireplace, window to rear elevation, laminate flooring and radiator.

Kitchen

6' 4" x 6' 2" (1.93m x 1.88m)

Flat 2 fitted kitchen having window to the side elevation.

Bathroom

Fitted first floor bathroom suite having window to the side elevation.

Bedroom One

17' 6" x 14' 2" (5.33m x 4.32m)

First floor bedroom having bay window to front elevation.

FLAT 3:

Second floor landing providing access to Flat 3 comprising of a fitted communal kitchen and bathroom, two bedrooms one of which is located to the rear aspect of the first floor,

Kitchen

13' 7" x 9' 4" (4.14m x 2.84m)

Communal fitted kitchen having window to the side elevation.









**Flat One
(Basement)**

**Flat One
(Ground Floor)**

**Flat Two (First
Floor)**

**Flat Three
(Second Floor)**

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

T 01162 620022
E leicester@connells.co.uk

EPC Rating: D Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324299



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR324299 - 0008