



**Connells**

Holderness Road  
Leicester





## Property Description

Situated in a suburban area of Leicester. The vicinity offers various facilities and amenities catering to the needs of residents. The area is close to parks, schools and healthcare services, contributing to a well-rounded community environment.

Several schools are located within a short distance, providing educational options for families with children. The area is serviced by public transport, offering connectivity to Leicester city centre and other parts of the city

There are also local shops and parks within walking distance.

This property presents a fantastic opportunity for first time buyers or investors.

## 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

6' 5" x 9' 6" ( 1.96m x 2.90m )

Having stairs leading to the first floor and door leading to the lounge/dining room

## Lounge /Dining Room

11' 4" x 20' 6" ( 3.45m x 6.25m )

Having laminated flooring, radiator and double glazed window overlooking the front.

## Kitchen

8' 2" x 10' 6" ( 2.49m x 3.20m )

The kitchen is well appointed and thoughtfully laid out, offering both functionality and style. Fitted with a range of base and wall mounted units. It provides ample storage and generous worktop space. There is an integrated oven and hob, complemented by a tiled splashback and extractor fan. There is a double glazed window to the rear and a door to the side providing direct access to the outdoor space

## Bedroom One

15' 4" x 8' 5" ( 4.67m x 2.57m )

This well proportioned room features a large window to the front and radiator. The room is spacious and comfortable and is neutrally decorated

## Bedroom Two

12' 1" x 10' 3" ( 3.68m x 3.12m )

This generous sized bedroom has double glazed window overlooking the rear garden, radiator and can easily accommodate additional furniture

## Bedroom Three

9' 7" x 7' 1" ( 2.92m x 2.16m )

Perfect for use as a child's room, home office or nursery, having double glazed window, radiator and is neutrally decorated

## Bathroom

7' 7" x 5' 5" ( 2.31m x 1.65m )

This family bathroom features a three-piece suite comprising bathtub with overhead shower, wash hand basin and low level WC and a rear facing frosted window allows natural light. The room is finished with tiled walls and flooring

## Outside

The property features a low maintenance front garden. At the rear, there is a shed, outside WC, and a private garden, enclosed by fencing to allow privacy, making it suitable for families and pet owners alike



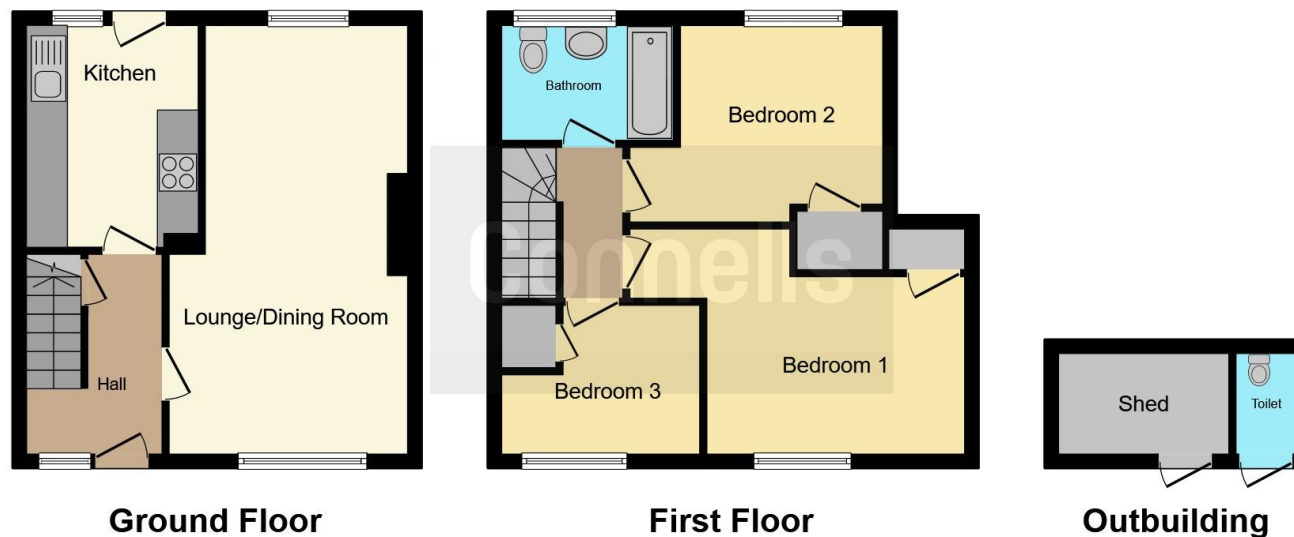












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR324213](http://connells.co.uk/Property/LTR324213)**



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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