



Connells

Duncan Road
Leicester



Property Description

Representing an ideal first time buy or investment opportunity, this mid-terraced property is situated in a popular area convenient for access to the city centre, major road links and local amenities. The accommodation comprises lounge, dining room, kitchen and bathroom to the ground floor and two well appointed bedrooms to the first floor.

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

Stairs leading to first floor landing with an understairs storage cupboard. Doors off giving access to the lounge, dining room and kitchen.

Lounge

13' 8" x 6' 3" (4.17m x 1.91m)

Double glazed square bay window to the front of the property, fireplace, tv point and central heating radiator.

Dining Room

11' 3" x 9' 2" (3.43m x 2.79m)

With a double glazed window to the rear of the property and central heating radiator.

Kitchen

13' 3" x 6' 7" (4.04m x 2.01m)

Fitted with a range of wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, gas cooker point, space for a washing machine and fridge freezer, central heating radiator and two double glazed window to the side of the property.

Inner Hall

Inner lobby giving access to the bathroom and external door to the rear garden.

Bathroom

There is a bath with mixer taps and electric shower over, wash hand basin, wc, partly tiled walls, tiled floors, central heating radiator, central heating boiler and double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway to the landing where there are two double bedrooms.

Bedroom One

12' 2" x 13' 8" (3.71m x 4.17m)

With a double glazed window to the front of the property an central heating radiator.

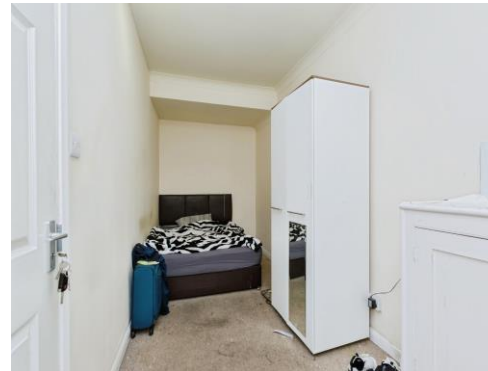
Bedroom Two

12' 1" x 13' 8" (3.68m x 4.17m)

With a double glazed window to the rear of the property, fitted wardrobes and central heating radiator.

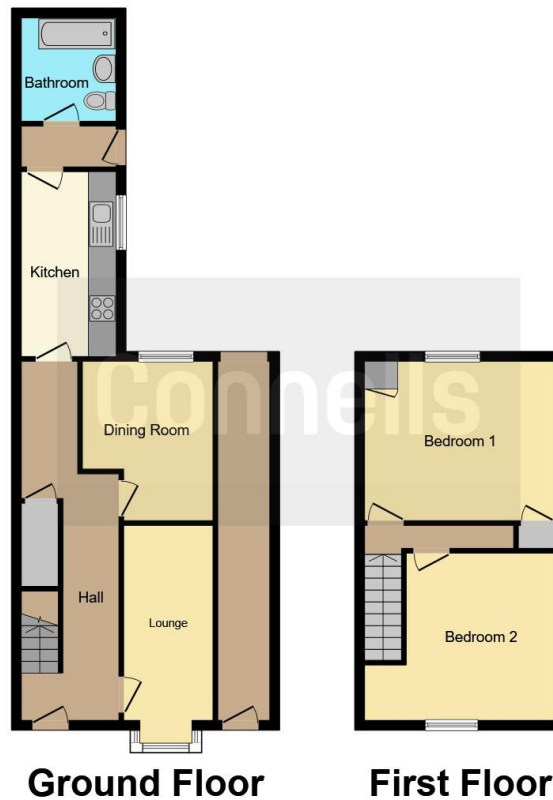
Outside

To the front of the property there is a small fore garden with wall surround. The rear garden is accessed via a side alleyway and has fenced surrounds.









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 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: D Council Tax
 Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324431



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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