



Connells

Florence Street
Leicester



Property Description

Offered to the market with no onward chain, this traditional three-storey semi-detached property presents a fantastic opportunity for both investors and first-time buyers alike. Boasting generous proportions throughout, the home offers flexible accommodation with the potential to be configured as a House in Multiple Occupation (HMO), subject to necessary permissions.

The ground floor features a welcoming lounge and a separate dining room, currently utilised as a fifth bedroom, along with a fitted kitchen to the rear. On the first floor, you'll find two generously sized bedrooms and a well-appointed family shower room. The upper level offers two further spacious double bedrooms, making this home ideal for larger families or shared living arrangements.

Located in a popular residential area, this property is a prime buy-to-let investment or a perfect step onto the property ladder. With ample space, flexible layout options, and strong rental potential, this is one not to be missed

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' 3" x 11' 4" (3.43m x 3.45m)

As you step inside, you are greeted by a welcoming lounge adorned with a front window that floods the room with natural light and has a gas fireplace and an understairs storage cupboard.

Hallway

Accessed via the lounge is the hallway with a staircase ascending to the first and second floors, and doors off to the dining room (bedroom 5) and kitchen.

Dining Room/Bedroom Five

11' 7" x 7' 2" (3.53m x 2.18m)

The dining room, with its window overlooking the garden, is currently utilised as a fifth bedroom but can also provides a delightful setting for family meals and gatherings.

Kitchen

16' 2" x 5' 2" (4.93m x 1.57m)

A gallery style kitchen fitted with a range of wall and base units with contrasting worktops, tiled splashbacks, integrated gas hob with extractor and oven/grill, space for fridge/freezer. Windows to side elevation.

First Floor Landing

First floor landing leads to two generously sized double bedrooms and the shower room.

Bedroom One

11' 3" x 11' 5" (3.43m x 3.48m)

Double bedroom with double glazed window to the front, radiator and carpet.

Bedroom Two

8' 6" x 8' 6" (2.59m x 2.59m)

Double bedroom with double glazed window to the rear, radiator and carpet.

Shower Room

Comprising walk-in shower, wc and wash hand basin with window to rear elevation and tiled flooring.

Second Floor Landing

Second floor landing leads to a further two generously sized double bedrooms.

Bedroom Three

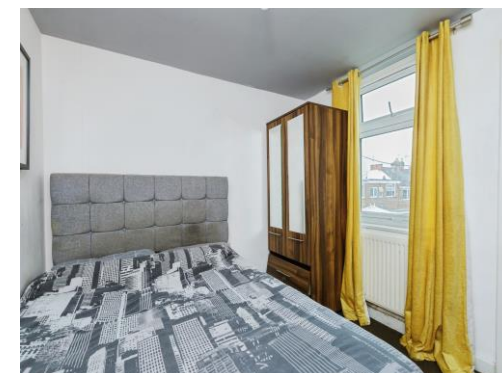
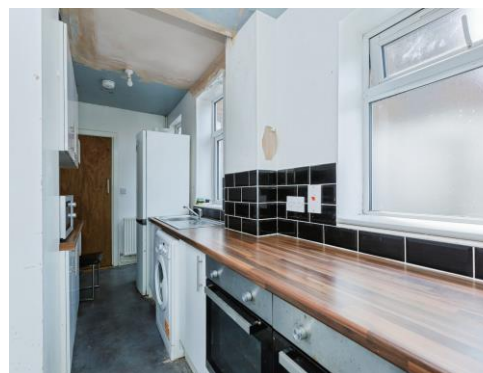
11' 2" x 11' 4" (3.40m x 3.45m)

Double bedroom with double glazed window to the front, radiator and carpet.

Bedroom Four

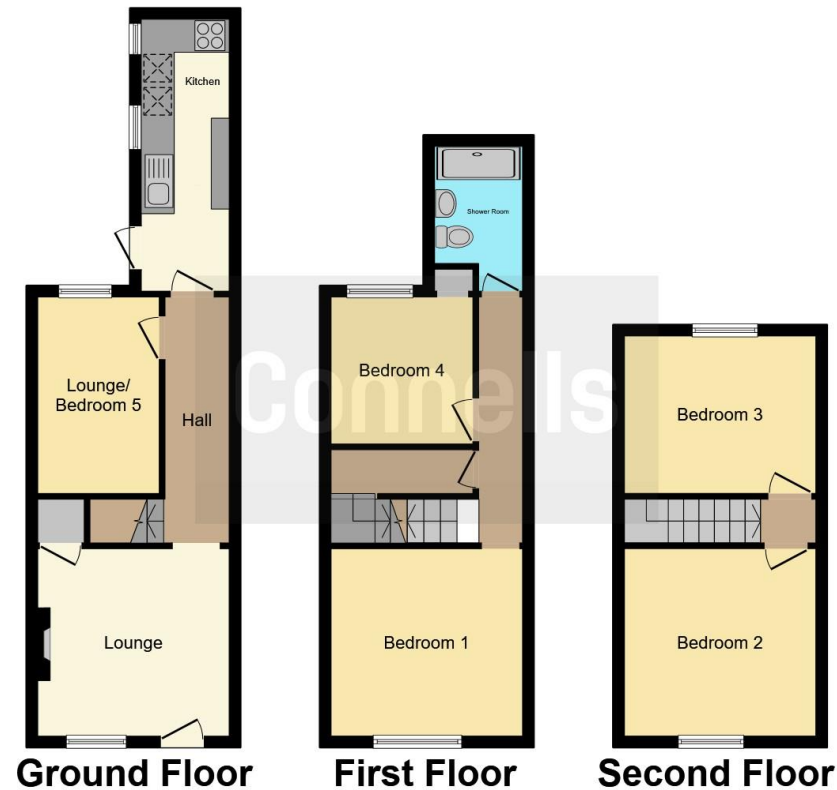
12' x 9' 4" (3.66m x 2.84m)

Double bedroom with double glazed window to the rear, radiator and carpet.









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: Awaited
 Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324432



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: LTR324432 - 0004