





Property Description

Given its prime location and features, this property presents a fantastic opportunity for first time buyers seeking a comfortable family home or ideal for investors.

Situated in a vibrant community, the property benefits from excellent transport links, schools and parks are within easy reach, catering to all your daily needs.

It is close to Leicester Royal infirmary and Leicester Railway Station is approximately 1.4 miles away facilitating easy commuting. Nearby convenience stores, supermarket and local eateries are within walking distance.

The area is well-served by local bus routes, making commuting around the city convenient. It is also within easy driving distance to the A6 and A47, connecting to the wider Leicestershire region.

Victoria Park, which is a large and popular green space is a short walk away, ideal for picnics or dog walking. It is also close to several Primary and Secondary schools, both state and faith based. University of Leicester and De Montfort University are also a short distance away.

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

Having laminated flooring with stairs leading to the first floor landing and an understairs storage cupboard.

Living Room

14' 4" x 12' 11" (4.37m x 3.94m)

The room benefits from natural light with large double glazed window to the front elevation, neutral decor allowing flexibility for personal styling and fully carpeted flooring.

Dining Room

12' x 11' 11" (3.66m x 3.63m)

Situated to the rear aspect of the property, this room serves as a second reception room and continues the open plan flow, enhancing the sense of light and connectivity throughout the home, having radiator and double glazed window.

Kitchen

7' 11" x 14' 8" (2.41m x 4.47m)

Well proportioned and functional space. The kitchen features ample worktop space and a range of wall and base units for storage, integrated oven, hob and extractor fan, stainless steel sink unit, integral washing machine, dishwasher, fridge and freezer and double glazed window to the rear.

Bedroom One

13' 5" x 13' (4.09m x 3.96m)

Double bedroom having double glazed window to the rear elevation and radiator.

Bedroom Two

10' 11" x 12' 6" (3.33m x 3.81m)

Double bedroom having double glazed window to the front elevation and radiator.

Bedroom Three

6' 9" x 11' (2.06m x 3.35m)

Single bedroom having double glazed window to the rear elevation, radiator and is neutrally decorated.

Bedroom Four

8' x 7' 3" (2.44m x 2.21m)

A comfortable, well-proportioned space with double glazed window to side elevation and radiator.

Bathroom

7' 6" x 4' 7" (2.29m x 1.40m)

Having tiled flooring, shower cubicle, wash hand basin, low level WC and frosted double glazed window to the side elevation.

Outside

To the front of the property, there is on street parking and to the rear, there is a low maintenance courtyard-style garden, offering enough space for a small seating area









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

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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR324779



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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