



Central Road, Leicester LE3 5EJ

welcome to

Central Road, Leicester

A charming mid-terraced property with two reception rooms, a kitchen, two bedrooms and a family bathroom. Less than a mile from the city centre, ideal for first-time buyers.

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' 6" into recess x 11' 6" (3.51m into recess x 3.51m)
Window to the front, fire place and radiator.

Dining Room

15' 1" max x 10' 11" into recess (4.60m max x 3.33m into recess)
Window to the rear, fire place and radiator.

Kitchen

12' 5" max x 5' 10" max (3.78m max x 1.78m max)
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Door to the side.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

12' max x 11' into recess (3.66m max x 3.35m into recess)
Window to the front and radiator.

Bedroom Two

11' 11" max x 8' into recess (3.63m max x 2.44m into recess)
Window to the rear and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and radiator.

Loft Space

The loft is insulated and partially boarded.

Rear Of Property

To the rear of the property is an easy to maintain garden.





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Central Road, Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mid Terraced
- Two Bedrooms

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: A

guide price

£150,000



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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Property Ref:
LHS120203 - 0004

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