



Connells

The Circle
Leicester



Property Description

Three-bedroom semi-detached home situated in a popular and convenient residential location. Offering spacious accommodation throughout, this attractive property is ideal for first-time buyers, growing families, or investors.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge, and a fitted kitchen/dining room providing an excellent space for everyday living and entertaining and lean-to. To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front and a private enclosed rear garden.

Conveniently located close to local schools, shops, amenities, and excellent transport links to Leicester City Centre and the surrounding areas, this property represents an excellent opportunity for a wide range of purchasers.

Early viewing is highly recommended.

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 Porch

Entrance Hall

Providing access to the ground floor accommodation, with stairs rising to the first floor

Lounge

A bright and spacious reception room featuring a large window to the front elevation, allowing plenty of natural light throughout. Offering ample space for comfortable seating, this is the perfect room for relaxing and entertaining

Dining Room

A well-proportioned dining room offering ample space for a family dining table and chairs. A versatile room that complements the living accommodation and enjoys a pleasant outlook over the rear garden.

Kitchen

A fitted kitchen comprising a range of wall and base units with complementary work surfaces, inset sink and drainer, and space for appliances. Offering a practical layout with ample storage and workspace, ideal for everyday family living.

Lean-To

A useful lean-to providing additional storage space and access to the rear garden. Versatile in use, this area is ideal for utilities, storage, or as a practical everyday entrance to the property.

First Floor Landing

Bedroom One

A spacious principal bedroom offering ample room for a double bed and additional furniture. double glazed window and radiator

Bedroom Two

A generously sized double bedroom with ample space for bedroom furniture and storage. Double glazed window and radiator

Bedroom Three

A good-sized single bedroom offering flexibility for a child's room, nursery, home office, or study. Benefiting from natural light and space

Bathroom

Three piece suite comprising panelled bath with shower over, low level WC and wash hand basin

Outside

To the front of the property is a driveway providing off-road parking and access to the entrance. The enclosed rear garden offers a private outdoor space, featuring a lawn and patio area

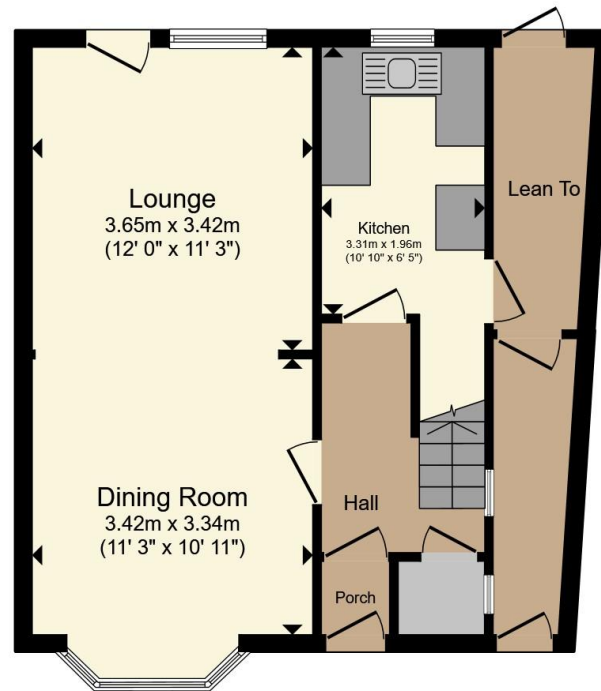
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity

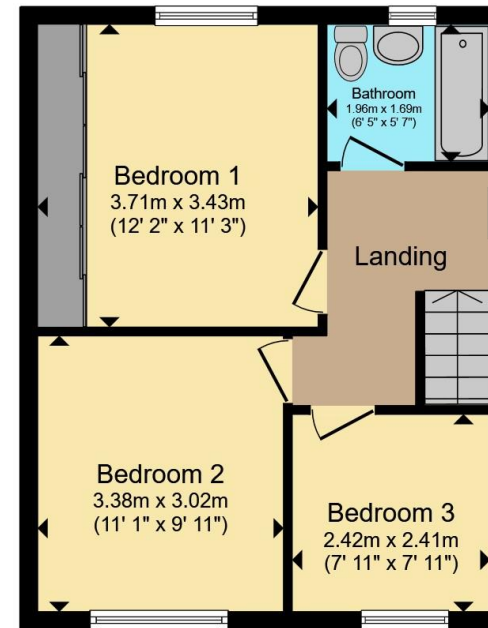








Ground Floor



First Floor

Total floor area 88.6 m² (953 sq.ft.) approx

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.propertybox.io

Connells

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326425



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.

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