

Connells

Highfield Street
Leicester

Highfield Street
Leicester LE2 1AD

for sale guide price
£300,000







Property Description

INCLUDES A CELLAR

Located in the heart of Stoneygate, this attractive seven-bedroom property offers generous living space, a private garden, and excellent access to the city centre. With its character and convenience, it is ideally suited to families, professionals, or investors looking for a well-positioned Leicester home.

Situated in the sought-after Stoneygate/Highfields area of Leicester. Within walking distance of Leicester city centre, train station, and Victoria Park. Excellent choice of local amenities including shops, cafés, and restaurants. Highly regarded schools and nurseries nearby. Ideal for commuters with easy access to major road networks and public transport. Popular with families and professionals due to its central yet residential feel.

This property provides a wonderful opportunity to live in one of Leicester's most popular neighbourhoods, combining character, convenience, and strong investment potential.

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

Reception Room

16' 8" x 14' 4" (5.08m x 4.37m)

Living Room

13' 6" x 10' 8" (4.11m x 3.25m)

Kitchen/Diner

22' 9" x 10' 4" (6.93m x 3.15m)

Utility Area

22' 9" x 10' 4" (6.93m x 3.15m)

Shower Room

First Floor:

En-Suite

7' 9" x 6' 2" (2.36m x 1.88m)

Second Floor:

Bedroom Three

10' 2" x 13' 8" (3.10m x 4.17m)

Bedroom Five

10' 2" x 13' 8" (3.10m x 4.17m)

Bedroom Six

10' 2" x 13' 8" (3.10m x 4.17m)

Bathroom

8' 4" x 15' 6" (2.54m x 4.72m)

Third Floor:

Bedroom Two

8' 4" x 15' 6" (2.54m x 4.72m)

Bedroom Four

8' 4" x 15' 6" (2.54m x 4.72m)

Bedroom Seven

8' 8" x 10' 1" (2.64m x 3.07m)

Bathroom

5' 4" x 13' 4" (1.63m x 4.06m)

Agents Note:

On Street

Controlled parking zone: Yes

Parking permit cost: £35 per year

Dropped kerb access: No

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 and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



















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: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR323475

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.