



Connells

Greenland Avenue
Leicester



Property Description

****A Spacious, Well-Located Family Home With Excellent Potential****

A well-presented three-bedroom semi-detached home situated on the sought-after Greenland Avenue, ideally positioned close to local schools, shops, parks and excellent transport links into Leicester city centre. This property offers generous living space, a private rear garden and off-street parking, making it an ideal purchase for first-time buyers, growing families or investors.

The property opens into a welcoming entrance hallway, providing access to the main living areas. The front lounge is a generous, light-filled space with room for multiple seating arrangements, making it ideal for family evenings or entertaining guests.

To the rear, the kitchen/diner offers a practical and sociable layout, with fitted units, ample worktop space and room for a dining table. Patio doors (or rear access, depending on layout) lead directly into the garden, creating a seamless indoor-outdoor flow.

Upstairs, the home features three comfortable bedrooms, each offering flexibility for family living, guest accommodation or home-working. The family bathroom is fitted with a bath/shower combination, WC and wash basin, with potential for modernisation to suit personal taste.

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

Stairs leading to the first floor and doors opening onto the main living areas

Lounge

Positioned at the front of the property, it benefits from a large window, fireplace with surround and carpet flooring, door leads through to the dining room

Dining Room

Carpet flooring, brick fireplace surround, radiator and patio doors leading to the rear garden

Kitchen

Fitted with a range of wall and base units, stainless steel sink unit, double glazed window overlooking the rear garden, built in oven, hob and extractor hood, door leading to the rear garden

First Floor Landing

Bedroom One

Double glazed window overlooking the front, radiator and built in wardrobes

Bedroom Two

A well-sized and versatile double room, positioned at the rear of the property, double glazed window and carpet flooring

Bedroom Three

Double glazed window overlooking the front, ideal space for a child's bedroom, nursery, home office or hobby room

Shower Room

Features a fully enclosed shower cubicle, sink unit, obscure glazed window and chrome towel rail

Separate Wc

Fully tiled walls, low level WC and obscure glazed window

Outside

To the front, there is a driveway with single garage. The rear garden is of generous size offering excellent potential for future improvements. The property benefits from a carport, positioned to the side of the home and provides a convenient covered access







Connells
connells.co.uk 0116 262 0022
FOR SALE

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: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325782



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: LTR325782 - 0002