



Connells

Hinckley Road
Leicester



Property Description

Connells are excited to present this five-bedroom extended semi-detached house found on Hinckley Road in the Western Park area. This property is a unique opportunity as it presents a project for the new owners with a full renovation required. The ground floor consists of two reception rooms, two bedrooms, a dining area, wc, a shower room and kitchen area. The first floor consists of three bedrooms, a kitchenette and a bathroom.

The location of this property also adds to the unique opportunity as a whole. Hinckley Road, also known as the A47 is one of the most well-known roads within Leicester, stretching from the City Centre all the way to Leicester Forest East meaning everything you would need is within close proximity including shops, schools, places of worship and public transport

As you enter the property you step through an entrance hallway connecting you to the stairway, both reception rooms and the dining area. The dining area provides access to the remainder of the ground floor with the kitchen and downstairs wc being located at the rear of the property, and a separate hallway providing access to both downstairs bedrooms. As you proceed up the stairway onto the first floor you will be met with a large landing area providing access to all bedrooms, bathroom and kitchenette. All three bedrooms are double bedrooms with carpeted flooring, the bathroom boasts a three piece layout including a shower, sink and toilet. The first floor is complete with its own kitchen area.

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

Having stairs leading to the first floor and doors to the ground floor accommodation

Lounge Two

Double glazed window providing natural light and radiator

Dining Room

Positioned conveniently close to the kitchen and main reception areas and doors leading to the ground floor WC

Kitchen

Fitted with a range of wall and base units, plumbing for washing machine, stainless steel sink unit, radiator and double glazed window

Ground Floor Wc

Comprising low level WC and wash hand basin

Wet Room

The wet room is designed with practicality, offering a easy-access showering space ideal for all ages and mobility levels and comprising wash hand basin and walk in shower unit

Bedroom Four

Having double glazed window and radiator

Bedroom Five

Double glazed window and radiator

First Floor Landing

Bedroom One

Having double glazed window overlooking the front, radiator and carpet flooring

Bedroom Two

Double glazed window to the rear and radiator

Bedroom Three

Double glazed window to the front and radiator

Kitchen

The first-floor kitchen is a practical space that serves the upper level of the property with ease. Its layout is arranged to maximise functionality, offering ample worktop space for food preparation along with a sensible run of fitted units that provide generous storage.

Shower Room

A well-positioned shower enclosure that provides easy access, low level WC and wash hand basin

Outside

The rear garden is fully enclosed with garage.





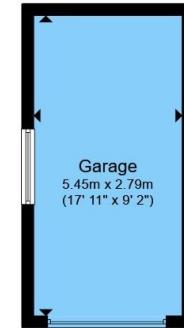




Ground Floor



First Floor



Garage

Total floor area 155.8 m² (1,677 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: C

[view this property online \[connells.co.uk/Property/LTR324988\]\(http://www.connells.co.uk/Property/LTR324988\)](http://www.connells.co.uk/Property/LTR324988)

Tenure: Freehold



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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