Connells

Twickenham Road
LEICESTER

Twickenham Road
LEICESTER LE2 9RZ

for sale guide price
£155,000

Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

'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.'

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.

Offered to the market with no onward chain, this well presented three-bedroom property provides spacious and versatile accommodation throughout. The standout feature is the generous kitchen/diner, offering the perfect space for entertaining family and friends. Early viewing is highly recommended.

Entrance Hall

There is a door to the front of the property.

Cloakroom

There is a wc, wash hand basin, tiled walls and double glazed window to the rear of the property.

Lounge

With two double glazed windows to the front of the property, central heating radiator and stairs rising to the first floor.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven and gas hob, double glazed window to the rear and French doors leading out to the garden.

First Floor Landing

With stairs rising from the ground floor, storage cupboard, central heating radiator and double glazed window to the side of the property.

Bedroom One

With a double glazed window to the rear of the property and central heating radiator.

Bedroom Two

With a double glazed window to the front of the property and central heating radiator.

Bedroom Three

With a double glazed window to the front of the property and central heating radiator.

Bathroom

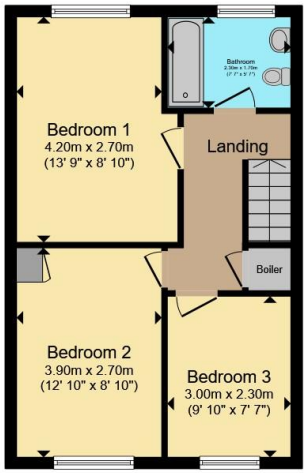
There is a bath with shower over, wash hand basin, wc, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is off road parking.

The rear garden has a patio area, decked area and fenced borders.

Ground Floor



First Floor

Total floor area 106.1 m² (1,142 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

To view this property please contact Connells on

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8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue ahead towards the city centre. At the traffic lights continue ahead towards Glen Parva and turn right onto Hillsborough Road. Turn right onto Featherstone Drive then left onto Monmouth Drive and left again onto Twickenham Road where the property is located.

EPC Rating: C

Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310138

The Property Ombudsman

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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.