



Connells

Amyson Road
Leicester



Property Description

**** Spacious 3-Bedroom Semi-Detached Home in a Popular Leicester Location – Ideal for Families or First-Time Buyers****

This well-located three-bedroom semi-detached home offers generous living space, off-road parking, and a good-sized rear garden, making it an excellent choice for families, first-time buyers, or investors. Situated in the sought-after Thurncourt area, the property benefits from easy access to local amenities, schools, parks, and transport links.

The property opens into a welcoming hallway leading to a large lounge, ideal for family relaxation. A fitted kitchen/dining room which offers a practical layout with ample units and work surfaces. Upstairs, the landing gives access to three good-sized bedrooms, including two doubles and one single. A family bathroom completes the first-floor accommodation.

To the front, the property benefits from off-road parking. The rear garden offers a mix of lawn and patio space, ideal for outdoor dining, children's play, or gardening enthusiasts.

This well-presented home offers excellent value in a popular residential location and is sure to attract strong interest. Early viewing is highly recommended to fully appreciate the space and potential on offer.

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.

Hallway

A welcoming entrance hallway providing access to the main ground-floor accommodation. The space is neutrally decorated and offers a practical layout with room for coats and shoes, setting a bright and tidy first impression as you enter the home.

Lounge

A bright and spacious lounge offering a comfortable main living area for the home. The room benefits from a large front-facing window that allows plenty of natural light to flow through, creating a warm and inviting atmosphere. With neutral décor and ample space for a variety of furniture layouts, it provides an ideal setting for everyday relaxation and family time. Fireplace and surround, radiator and practical flooring

Kitchen/Dining Room

The kitchen area is fitted with a range of wall and base units providing ample storage and worktop space, along with room for essential appliances. The adjoining dining area comfortably accommodates a family dining table, making it ideal for mealtimes and entertaining. With a pleasant outlook over the rear garden and a layout that flows well, this space forms a functional and welcoming hub of the home.

Lobby

A useful inner lobby providing a practical

transition space between the main living areas and the rear of the property. This area offers room for additional storage

Wc

A convenient ground floor WC comprising a low-level toilet and wash basin, ideal for guests and everyday use.

First Floor Landing

Bedroom One

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

Bedroom Two

A well-proportioned second bedroom offering a bright and comfortable space, suitable for use as a double bedroom or a generous single, having double glazed window and radiator

Bedroom Three

offering a practical and versatile space, ideal for use as a child's room, nursery, home office, or study. The room benefits from a double glazed window and radiator

Wet Room

The space features a walk-in shower area with contemporary wall tiling, a wash basin, and a low-level WC, obscure glazed window allowing privacy and ventilation and central heating radiator

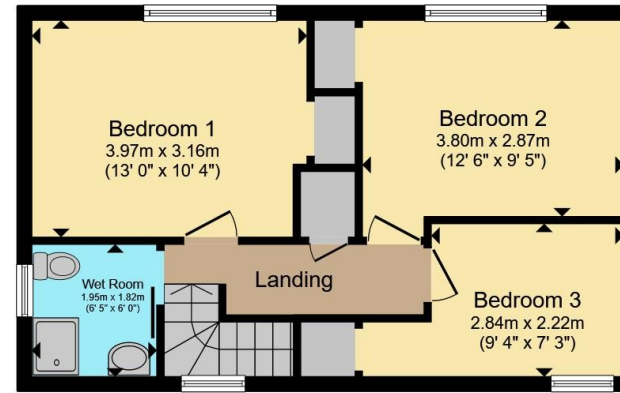








Ground Floor



First Floor

Total floor area 89.3 m² (961 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



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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