

Connells

Avenue Road Extension
Leicester

Avenue Road Extension
Leicester LE2 3EH

for sale guide price
£230,000







Property Description

Situated in the highly sought-after Clarendon Park area of South Leicester, Avenue Road Extension offers a peaceful yet well-connected setting ideal for families and professionals alike. The property benefits from its very close proximity to Queens Road, known for its vibrant independent shops, cafés, bars and restaurants.

The area is particularly well regarded for its excellent local schooling, making it a popular choice for growing families. Leicester University and Leicester Royal Infirmary are also within easy reach, adding to the area's strong appeal for professionals and academics. Residents can also enjoy nearby green spaces including Victoria Park and Knighton Park, perfect for outdoor activities, walking and relaxation.

Upon entering the property, you are welcomed by a generous hallway leading into a spacious front reception room leading through to the dining room. To the rear, a fitted kitchen provides an excellent space for both everyday living and entertaining and door leading to a convenient and modern ground floor bathroom.

Upstairs, the property boasts three well-proportioned bedrooms and externally, the property offers a well-kept rear garden, providing a peaceful outdoor retreat.

This is a fantastic opportunity to acquire a move-in-ready family home in a prime Leicester location, offering space, versatility and convenience in equal measure.

Early viewing is highly recommended to avoid disappointment

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.

Hall

The property is entered via a welcoming entrance hallway, offering a bright and airy first impression with neutral décor. The hallway provides access to the main reception rooms and features a staircase rising to the first floor

Lounge

The lounge is bright and spacious, finished in neutral décor, it offers an inviting and comfortable space ideal for relaxing or entertaining, with ample room for a range of furnishings.

Dining Room

Offers a versatile and well-proportioned space, ideal for formal dining or entertaining. With plenty of natural light and neutral décor throughout, it provides a comfortable setting for family meals while also offering flexibility to be used as an additional reception area if desired.

Kitchen

Fitted with a range of wall and base units, space for additional appliances, part tiled walls, stainless steel sink unit and double glazed window overlooking the rear garden

Ground Floor Bathroom

Fitted with a modern three-piece suite, comprising a bath with overhead shower, wash hand basin and low-level WC. Finished with neutral tiling, the space is both practical and well-maintained, ideal for everyday use.

First Floor Landing

Bedroom One

A spacious and well-proportioned double room, featuring ample space for wardrobes and additional furnishings. Filled with natural light, the room offers a bright and comfortable environment, ideal as a relaxing principal bedroom.

Bedroom Two

A well-sized and versatile room, offering comfortable accommodation with space for essential furnishings. Bright and neatly presented, it would be ideal as a guest bedroom or child's room,

Bedroom Three

A good-sized single room, well-suited as a nursery, or home office

Outside

The property benefits from a well-maintained rear garden, providing a private outdoor space ideal for relaxing, entertaining, or family use.







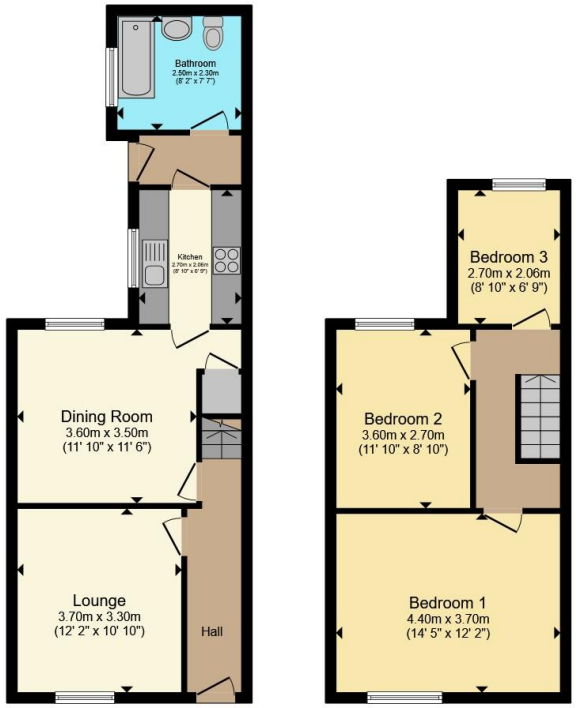












Total floor area 85.5 m² (920 sq.ft.) approx

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

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/LTR326184

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.