

Connells

Ashleigh Road
Leicester

Ashleigh Road
Leicester LE3 0FD

for sale guide price
£230,000







Property Description

Situated within the sought-after Western Park area of Leicester, this well-positioned semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for families, first-time buyers and investors alike.

The property provides well-proportioned living space throughout, featuring a welcoming entrance hallway, a bright and comfortable lounge, a fitted kitchen with ample storage and dining space, and generously sized bedrooms. The home also benefits from a family bathroom, double glazing and gas central heating.

Externally, the property enjoys a private rear garden, providing the perfect space for outdoor entertaining and family enjoyment, together with off-road parking and further scope for enhancement or extension, subject to the necessary planning permissions.

Ashleigh Road is conveniently located for a wide range of local amenities, including shops, supermarkets, schools and regular bus services. Leicester City Centre, major road links and motorway networks are also easily accessible, making this a superb location for commuters.

Viewing is highly recommended to fully appreciate the accommodation and location 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.

Porch

With solid wooden stain glass front door

Hallway

Upon entering the porch there is a hallway with staircase rising to the first floor, radiator and access to the lounge, kitchen and additional ground floor accommodation, understairs cloakroom/storage

Lounge

A bright and spacious reception room featuring window to the front elevation and radiator

Dining Room

A versatile reception room offering ample space for a family dining table and chairs, with a radiator and double-glazed window providing plenty of natural light.

Kitchen

Fitted with a range of wall and base units with work surfaces over, incorporating a sink and drainer unit, with space for appliances. Double-glazed window overlooking the rear garden, walk-in pantry

Lobby

Providing useful additional space with access to the rear garden and adjoining rooms. Ideal as a utility or storage area

Ground Floor Wc

Fitted with a low-level WC

First Floor Landing

Bedroom One

A generously sized double bedroom featuring double glazed window, radiator, fitted wardrobes and ample space for freestanding furniture.

Bedroom Two

A well-proportioned bedroom having window and radiator

Bedroom Three

A comfortable single bedroom having window and radiator, offering flexibility for use as a child's bedroom, guest room or home office.

Bathroom

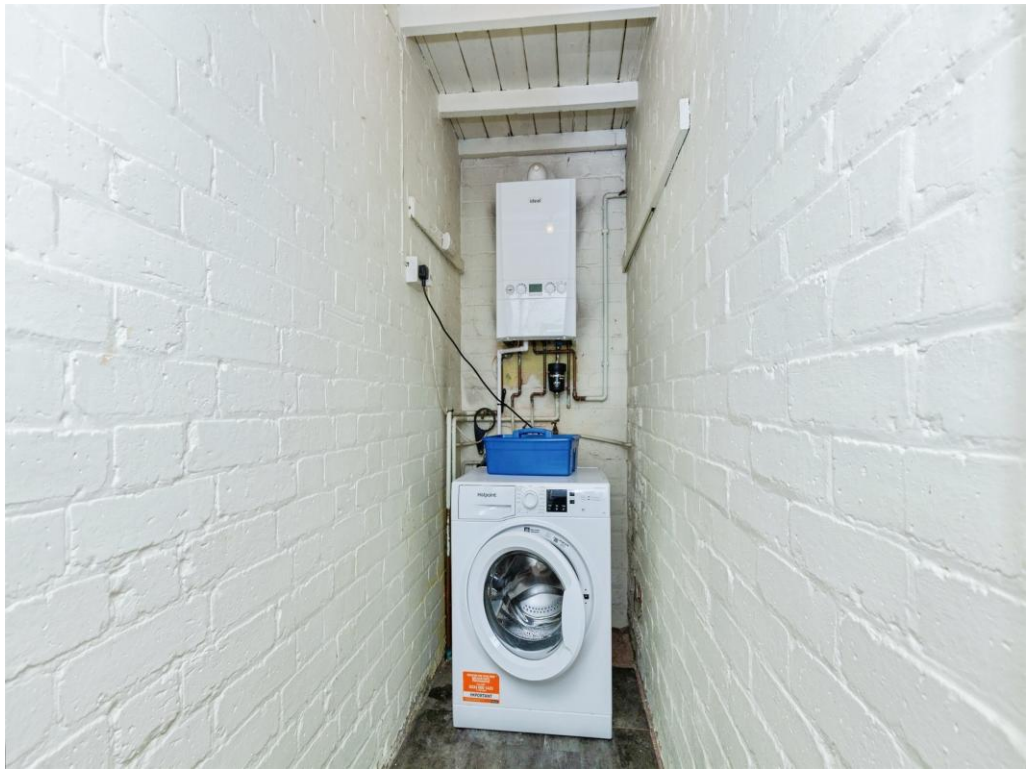
Fitted with a four piece suite comprising bath, wash hand basin, low level WC and shower cubicle. Obscured double-glazed window to the rear elevation and radiator and large linen cupboard

Outside

To the front of the property is a driveway providing off-road parking. The rear garden is mainly laid to lawn. Additionally benefitting from a single garage providing useful storage or additional parking.

Buyers A.M.L. Fee

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.



















Ground Floor

First Floor

Total floor area 138.7 m² (1,492 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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22-24 Halford Street
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EPC Rating: D

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325986

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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.