



Connells

Beckett Road
Leicester



Property Description

We are pleased to present this well-proportioned and conveniently located home on Beckett Road, situated within a highly sought-after residential area of Leicester. This property offers an excellent opportunity for first-time buyers, growing families, or investors alike.

Beckett Road is ideally located within easy reach of Leicester city centre, providing excellent access to a wide range of local amenities including shops, supermarkets, schools, and places of worship. The property also benefits from strong transport links, including regular bus routes and convenient access to major road networks such as the A47 and A6.

The accommodation briefly comprises a welcoming entrance hallway leading into a spacious reception room, the kitchen provides ample storage and workspace, with access through to a private rear garden. Upstairs, the property offers generously sized bedrooms, all benefiting from natural light, alongside a family bathroom.

Externally, the property benefits from on-street parking and a low-maintenance rear garden, offering a private outdoor space.

Early 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.

Hallway

Providing access to the main living areas, with stairs rising to the first floor

Lounge

Spacious and well-lit lounge featuring dual aspect two large windows allowing plenty of natural light and radiator

Kitchen/Diner

Fitted with a range of wall and base units, offering ample storage and workspace. Provides space for dining, creating a practical and sociable area, with access to the rear garden.

First Floor Landing

Bedroom One

Generously sized double bedroom offering ample space for furnishings, with a large window allowing plenty of natural light and radiator

Bedroom Two

Good-sized bedroom, ideal as a guest room, or home office, with a window providing natural light and radiator

Bedroom Three

Single bedroom, ideal for use as a child's room or nursery with a window providing natural light and radiator

Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, low level WC and wash hand basin, obscure glazed window, part tiled walls and radiator

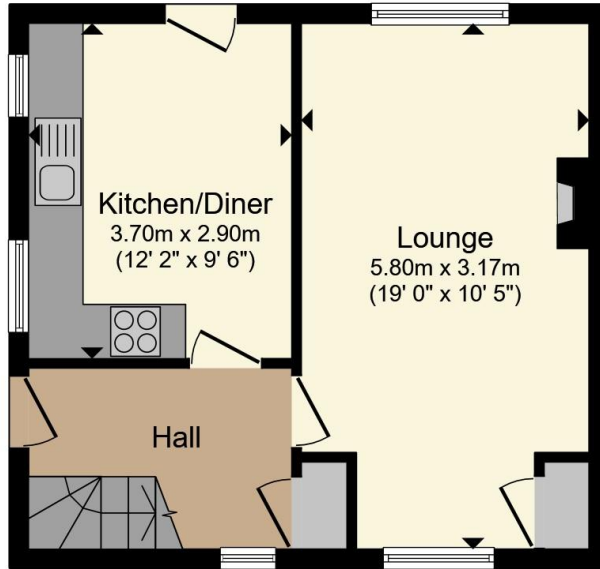
Outside

Externally, the property benefits from a low-maintenance rear garden, ideal for outdoor seating and entertaining. To the front, there is on-street parking, driveway for 3 vehicles and easy access to the property.

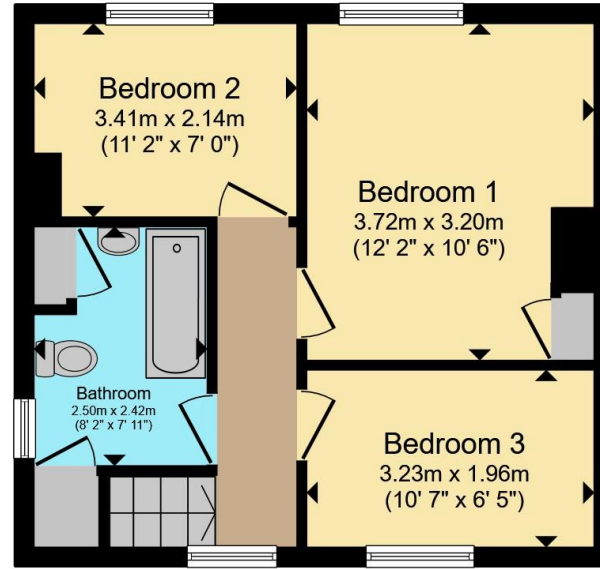








Ground Floor



First Floor

Total floor area 71.4 m² (769 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

view this property online connells.co.uk/Property/LTR326231



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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