



**Connells**  
0116 262 0022  
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**FOR SALE**

**Connells**

Carter Street  
Leicester



## Property Description

A well-presented traditional terraced home situated in the heart of the ever-popular Belgrave / Rushey Mead area, Carter Street offers an ideal opportunity for first-time buyers, young families, or investors seeking a property in a highly convenient Leicester location. This area is known for its strong community feel and excellent convenience, ideally positioned close to highly regarded schools, excellent bus routes into Leicester city centre and nearby parks and community facilities.

This home combines traditional character with practical living spaces. The ground floor features a welcoming entrance leading into a bright and airy lounge that flows through to a generous dining area. The fitted kitchen sits at the rear, offering direct access to the garden. Upstairs, the property provides three well-proportioned bedrooms and bathroom

The rear garden offers a private outdoor space with potential for seating, planting, or further landscaping.

Early viewing is highly recommended to appreciate the value 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.

## Entrance Hall

With a traditional front door providing direct access to the main reception rooms and staircase to the first floor

## Lounge

Radiator, carpet flooring, fireplace and double glazed window overlooking the front

## Dining Room

Flows naturally through wooden doors from the lounge and having a gas central heating radiator. It offers enough room for a family dining table and additional storage or display furniture

## Kitchen

Fitted with a range of wall and base units with worktop space, stainless steel sink unit, part tiled walls and lino flooring and space for free standing appliances

## Conservatory

The conservatory provides a light-filled additional living space overlooking the rear garden. Large windows and a glazed roof allow natural light. Its position off the main living areas enhances the overall flow of the ground floor and adds valuable extra space to the property.

## First Floor Landing

### Bedroom One

Double glazed window overlooking the front and radiator

### Bedroom Two

Double glazed window overlooking the rear and radiator

### Bedroom Three

Ideally suited to a child's room, home office, or guest bedroom depending on your needs. Double glazed window and radiator

## Bathroom

Three piece suite comprising panelled bath with glass screen, low level WC and wash hand basin, obscure glazed window and radiator

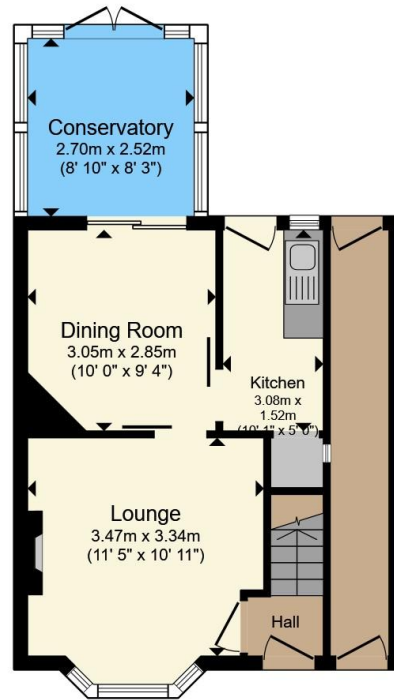
## Outside

The rear garden offers a private outdoor space with potential for seating, planting, or further landscaping.

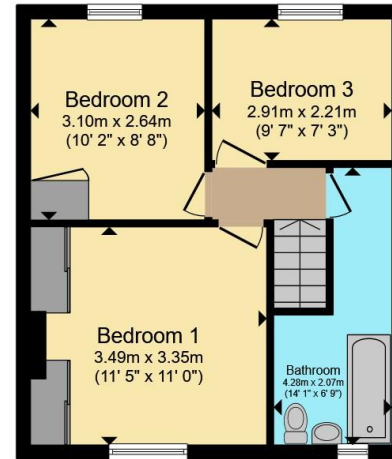








**Ground Floor**



**First Floor**

Total floor area 78.6 m<sup>2</sup> (847 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](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: E Council Tax  
Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR326311](http://connells.co.uk/Property/LTR326311)**



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.

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