



**Connells**

New Parks Boulevard  
Leicester

# New Parks Boulevard Leicester LE3 9SB

for sale guide price  
**£170,000**



## Property Description

Set along the well-regarded New Parks Boulevard, this three-bedroom semi-detached home offers generous living space. New Parks Boulevard is a well-established residential area known for its strong community feel and excellent access to local primary and secondary schools, everyday amenities and supermarkets, Western Park and other green spaces, Leicester city centre and the A50/A46 road network.

It's a location appeals to families, commuters, and long-term residents alike.

The property offers a spacious lounge, separate dining room, generous rear garden and excellent scope to modernise or extend (STPP), this property is ideal for first-time buyers, families or investors.

## 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

Having stairs leading to the first floor and doors through to the lounge and kitchen

## Living Room

Being carpeted, double glazed window overlooking the front and TV aerial point

## Dining Room

The dining room provides a bright and versatile space ideal for family meals. The room comfortably accommodates a dining table along with additional storage or display furniture

## Kitchen

Fitted with a range of wall and base units, stainless steel sink with taps, part tiled walls and door leading to the garden

## First Floor Landing

### Bedroom One

With double glazed window overlooking the front and radiator

### Bedroom Two

Double glazed window overlooking the rear and radiator

### Bedroom Three

A practical single room, ideal for a child's bedroom, nursery, or dedicated home office

## Shower Room

Fitted with a glass shower cubicle, low level WC and wash hand basin

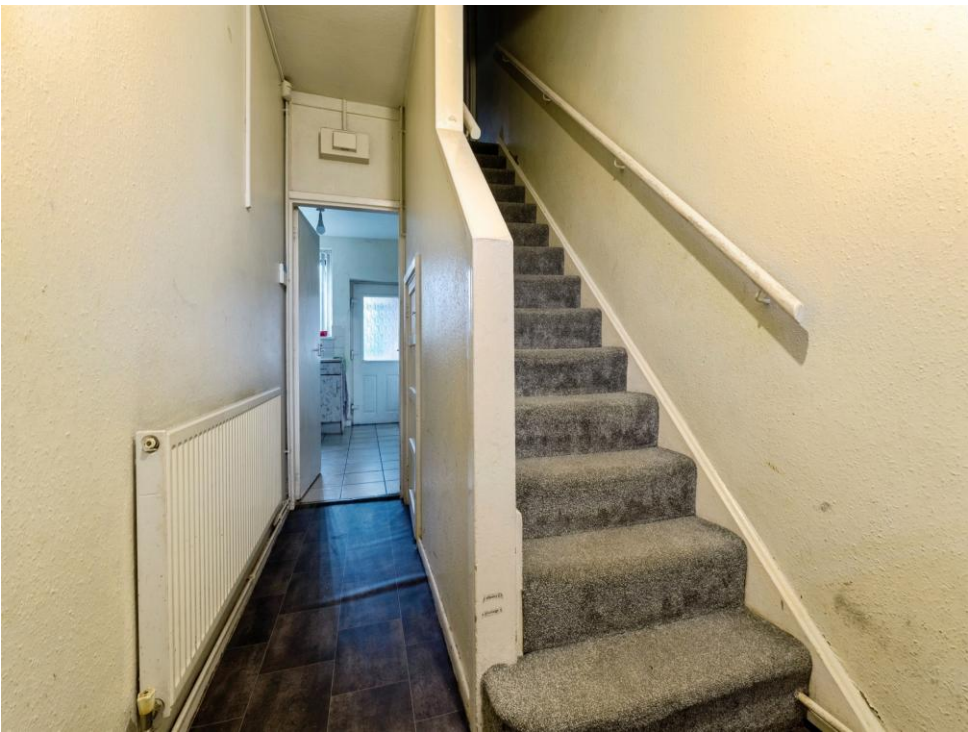
## Outside

The rear garden has a paved patio area, lawned area and wood panel fencing

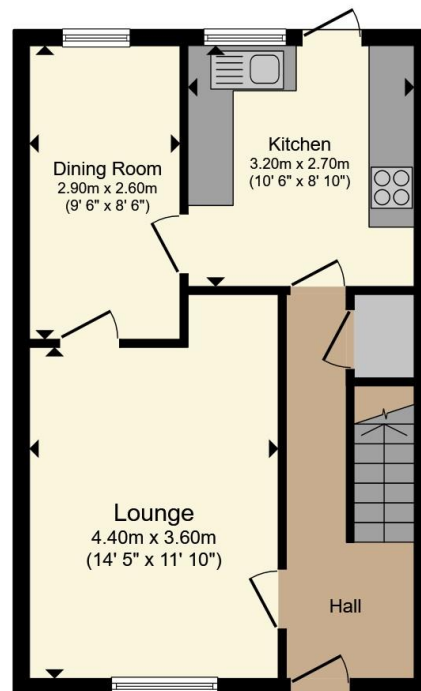
## Buyer A.M.L. Fees Apply

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.

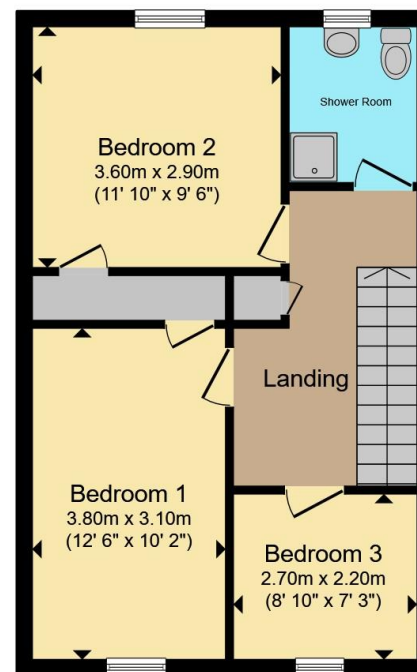








**Ground Floor**



**First Floor**

Total floor area 85.7 m<sup>2</sup> (922 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)

**Connells**

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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR326463](http://connells.co.uk/Property/LTR326463)**



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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