



Connells

Bryony Road
Hamilton Leicester

Bryony Road Hamilton Leicester LE5 1SZ

for sale guide price
£190,000



Property Description

Beautifully Presented Family Home on Bryony Road, Hamilton

Situated in the highly desirable and family-friendly area of Hamilton, this well-presented three-bedroom semi-detached home offers spacious, modern living throughout—ideal for first-time buyers, growing families, or investors alike.

Bryony Road is perfectly positioned within the popular Hamilton development, offering convenient access to well-regarded schools and excellent transport links to Leicester city centre.

This attractive home is located on a quiet residential road and benefits from a thoughtfully designed layout, combining comfort and practicality with contemporary style.

Upon entering, you are welcomed by a bright entrance hallway leading into a generous lounge area, perfect for relaxing or entertaining guests. To the rear, the property boasts a modern fitted kitchen/diner, offering ample storage, worktop space, and room for family dining, with access to the rear garden.

Upstairs, the property comprises two well-proportioned bedrooms, including a spacious master bedroom, alongside a family bathroom fitted with a modern suite.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, children's play, or relaxing in the

warmer months. To the front, there is a driveway providing off-road parking.

This property is ready to move into and represents a fantastic opportunity to secure a home in one of Leicester's most desirable residential areas.

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 Porch

Lounge

Double glazed window overlooking the front, neutral decor and stairs leading to the first floor

Kitchen/Dining Room

A modern and well-appointed kitchen/dining space featuring ample storage, worktop space, fitted with a range of wall and base units, stainless steel sink unit, radiator and ample room for family dining, with direct access to the rear garden—perfect for everyday living and entertaining.

First Floor Landing

Bedroom One

A spacious and well-proportioned master bedroom, offering a comfortable retreat with ample space for bedroom furniture and plenty of natural light.

Bedroom Two

A well-sized second bedroom, ideal as a double or large single, offering versatility for use as a guest room, child’s bedroom, or home office.

Bathroom

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

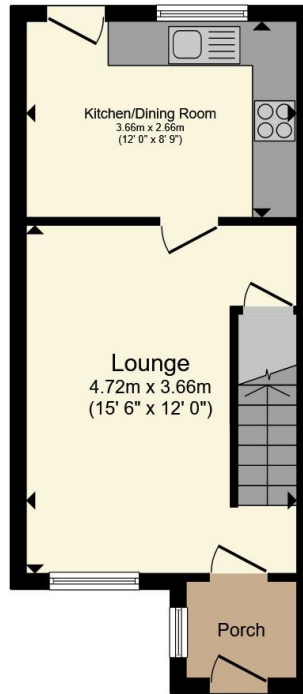
Outside

The property benefits from a private rear garden, ideal for outdoor relaxation and entertaining, along with a driveway to the front providing convenient off-road parking.

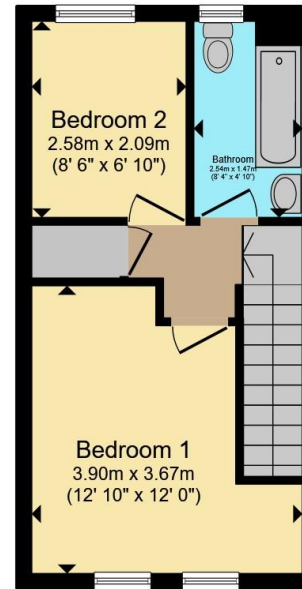








Ground Floor



First Floor

Total floor area 56.9 m² (612 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: C Council Tax
Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326537



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR326537 - 0002