



4 bed detached house to buy in

Elmsleigh Avenue, Leicester,
Leicestershire, LE2 2DF

£480,000 Starting Bid

H x4 **D x2** **B x2**

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Sitting Room & Dining Room
- ✓ Kitchen Breakfast Room
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A period traditional detached property occupying a corner plot and retaining much of its original character with ample scope for extension to the rear, subject to relevant planning permissions. The property is available with No Upward Chain and in the valuers opinion provides well proportioned accommodation to include four bedrooms, guest bedroom with en-suite. Further accommodation includes two reception rooms, kitchen breakfast room and utility room. Set within established gardens with garaging to the rear, this would make a truly beautiful home. Viewing is highly recommended.

The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Within a short distance you'll find Victoria Park together with shopping parades in both Stoneygate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: F

Tenure: Freehold

Price: Starting Bid £480,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Entrance Hall

With stairs to first floor, part leaded window to the front and side elevations, cloaks cupboard, wooden floor, radiator.

Sitting Room

4.95m x 4.65m (16'2" x 15'3")

Measurements into bay window and recess. With double glazed bay window to the front elevation, further double glazed window to the front elevation, gas fire with fire surround, wooden floor, radiator.

Dining Room

4.47m x 4.57m (14'7" x 14'11")

Measurement into recess. With two double glazed windows to the side elevations, double glazed door to the rear elevation, picture rail, electric fire with fire surround, wooden floor, radiator.

Kitchen Breakfast Room

4.47m x 3.23m (14'7" x 10'7")

With two double glazed windows to the side elevation, built-in oven and gas hob with filter hood over, one and a half bowl sink and drainer unit with a range of wall and base units with work surface over, plumbing for dishwasher, part tiled walls, tiled floor, cupboard housing boiler, pantry with original tiling and window to the side elevation, radiator.

Utility Room

3.40m x 2.64m (11'1" x 8'7")

With door to rear garden, door to the side elevation, double glazed window to the rear elevation, plumbing for washing machine, radiator.

Ground Floor WC

2.74m x 0.84m (8'11" x 2'9")

With double glazed window to the rear elevation, low-level WC, wash hand basin, part tiled walls.

First Floor Landing

With part leaded stain glazed window to the side elevation, loft access.

Bedroom One

5.18m x 4.88m (16'11" x 16'0")

Measurements into bay window. With double glazed bay window to the front elevation, further double glazed window to the front elevation, radiator.

Bedroom Two

4.62m x 4.39m (15'1" x 14'4")

Measurement narrowing to 9'9". With double glazed windows to the rear and side elevations, wardrobe, radiator.

En-Suite Shower Room

1.83m x 1.70m (6'0" x 5'6")

With double glazed window to the side elevation, tiled shower cubicle, low-level WC, pedestal wash hand basin, radiator.

Bedroom Three

4.47m x 3.35m (14'7" x 10'11")

With two double glazed windows to the side elevation, double glazed window to the rear elevation, wash hand basin, radiator.

Bedroom Four

3.15m x 2.39m (10'4" x 7'10")

With double glazed window to the front elevation, radiator.

Bathroom

2.74m x 1.63m (8'11" x 5'4")

With double glazed window to the rear elevation, bath with shower over, pedestal wash hand basin, airing cupboard, part tiled walls, radiator.

Separate WC

With double glazed window to the side elevation, low-level WC.

Garden

Walled front garden with steps to front door, flowerbeds and shrubs, driveway, double glazed leading to further driveway to the side, side gate leading to side and rear garden, paved patio area, outside tap, lawn area to the side and rear with well stocked flowerbeds and mature shrubs, fencing to side and rear, steps leading down to further gates side access, mature trees, brick built store (7'8" x 7'12") with double glazed window to the side elevation, shed (8'3" x 7'5").

Parking - Driveway

With gates leading to further driveway to the side.

Parking - Garage

Measuring 16'7" x 8'2". With up and over door to the front elevation, side door to garden, power and lighting.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			79
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Elmsleigh Avenue, Leicester, Leicestershire, LE2 2DF

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