



**Connells**

Selby Avenue  
Leicester



## Property Description

**\*\*AUCTION ENDS ON 27 FEBRUARY\*\***

**\*\*Bright and versatile three-bedroom semi-detached family home on Selby Avenue, Leicester — ideal for growing families, with good local schools and convenient transport links\*\***

A well-presented three-bedroom semi-detached house offering comfortable family accommodation across two floors. The ground floor features a welcoming living room, a separate dining room that opens into the kitchen to create a sociable family hub, and practical storage for everyday life. Upstairs there are three good-sized bedrooms and a family bathroom fitted with modern sanitaryware and accessibility rails where required. The property benefits from a private rear garden and a neat frontage that adds kerb appeal.

## 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

Welcoming entrance with space for coats and shoes and access to the ground floor living areas.

## Living Room

Bay fronted bright and welcoming, ideal for relaxing and entertaining.

## Dining Room

Situated to the rear aspect of the home is the dining room which opens directly into the kitchen via an archway, creating a sociable, open-plan feel perfect for family meals and gatherings. Carpet, radiator and window providing views over the rear garden.

## Kitchen

The kitchen is designed in an open-plan style, seamlessly flowing into the adjoining dining area to create a spacious and sociable environment. Equipped with base units providing ample storage, along with a practical sink and an integrated gas hob with oven. A rear door offers convenient access to the outside.

## First Floor Landing:

Access to three well-proportioned rooms offering versatility for sleeping, study, or nursery. Loft access.

## Bedroom One

Master bedroom situated to the front aspect of the home with fitted wardrobes, window, carpet and radiator.

## Bedroom Two

Situated to the rear aspect of the home with fitted wardrobes, window, carpet and radiator.

## Bedroom Three

Single bedroom situated to the front aspect of the home, window, carpet and radiator.

## Bathroom

A bright, practical family bathroom designed for comfort and easy accessibility. Accessibility features are thoughtfully integrated throughout.

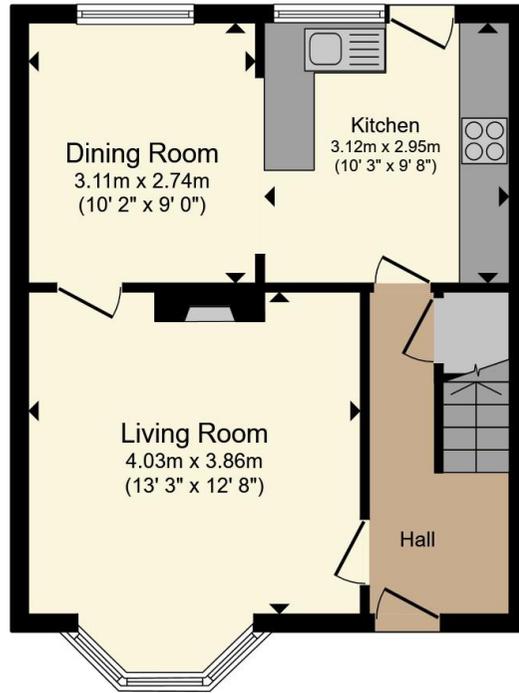
## Outside

Outside, the house benefits from off-road parking to the front and a private rear garden with scope to landscape.

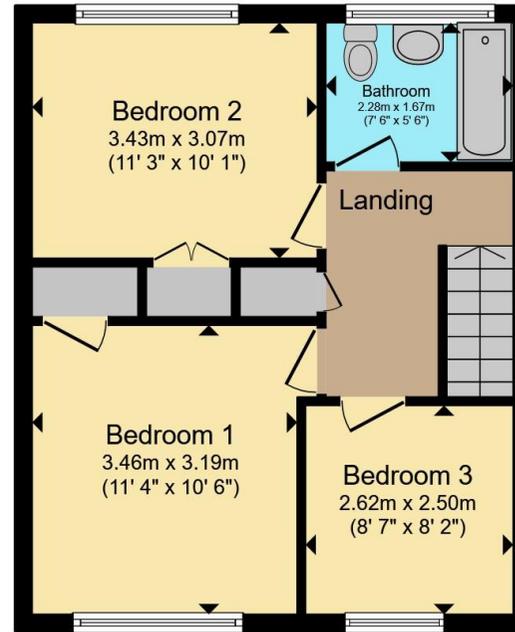








**Ground Floor**



**First Floor**

Total floor area 83.1 m<sup>2</sup> (895 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)



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EPC Rating: D Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325502](http://connells.co.uk/Property/LTR325502)**



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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