



2 Sunnyside Close,
Whetstone, LE8 6HN

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**** SOLD AS SEEN ****

This semi detached home provides accommodation arranged over two floors including; an entrance hallway, a living room, and a kitchen on the ground floor, with the first floor landing giving access to two bedrooms, and the bathroom.

Benefiting from gas central heating, and double glazing, the property has an enclosed garden to the rear (in need of attention), a further garden to the front, plus a driveway providing off road parking for up to two vehicles.

Situated in Whetstone, the property is within easy reach of excellent facilities including schools, shops and pubs, plus local transport links to Leicester.

Offered to the market with no upward chain. An ideal first time or investment purchase!

Interested parties should be aware that a service charge of £24.53 per month is levied, for the maintenance of communal areas on the estate.

Guide Price £175,000





GROUND FLOOR ACCOMMODATION

UPVC Double Glazed Entrance Door

Opening to the:-

Entrance Hallway

Stairs off to the first floor, ceiling light point, wall mounted thermostat, radiator, access to the:-

Living Room 16'0" max x 9'5" (4.88 max x 2.89)

UPVC double glazed window to the front, ceiling light point, radiator, under stairs storage cupboard, access to the:-

Kitchen 12'5" x 9'4" (3.81 x 2.85)

A range of units to the wall and base, roll edge work surfaces, space and plumbing for a washing machine, plus an electric oven and a hob with an extractor hood over.

UPVC double glazed window to the rear, wall mounted central heating boiler, double glazed door opening to the rear.

FIRST FLOOR ACCOMMODATION

First Floor Landing

Loft access hatch, ceiling light point, and access to two bedrooms, and the bathroom.

Bedroom One 10'4" x 12'5" (3.16 x 3.80)

UPVC double glazed window to the front, ceiling light point, radiator.

Bedroom Two 8'8" x 12'6" (2.65 x 3.83)

UPVC double glazed window to the rear, ceiling light point, radiator, airing cupboard housing the hot water cylinder.

Bathroom

Fitted with a three piece suite comprising: a panelled bath with an electric shower over, a wash hand basin, and a low level wc.

UPVC window to the side with opaque glass, tiling to the splash backs, radiator, extractor fan.

OUTSIDE

At the front of the property there is a lawned garden area, and a pathway leading to the entrance door.

The driveway provides off road parking for up to two vehicles.

To the rear of the property the garden (in need of attention) has timber screen fencing to the boundaries and includes; a slabbed patio area, and a shaped lawn.

SERVICE CHARGE

Interested parties should be aware that a service charge of £24.53 per month is levied, for the maintenance of communal areas on the estate.

Council Tax Band

Council Tax Band B, Blaby District Council.

Referral Arrangement Note

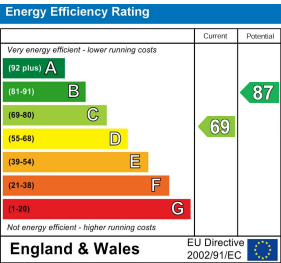
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