



29 LEICESTER ROAD
Broughton Astley, Leicester, LE9 6QE



29 LEICESTER ROAD
Broughton Astley, Leicester, LE9 6QE

Guide Price: £220,000



**AN EXCELLENT OPPORTUNITY TO
ACQUIRE A WELL-PRESENTED
TWO-BEDROOM HOUSE**

- Two bedrooms
- Large garden
- Well-presented throughout
- Off street parking

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE:
£220,000**

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

All measurements are approximate. Purchaser(s) are advised to satisfy themselves on such matters prior to purchase and obtain verification from their solicitor and/or surveyor. Intended purchasers shall not rely on the sales particulars as statements or representations of fact. All plans and photographs within these particulars are provided for a general guide and are for identification purposes only. Any items of plant, machinery, fixtures or fittings shown may not necessarily be included in the sale. Where any reference is made to planning permission or potential uses such information is given by the selling agents in good faith. Purchasers should however, make their own enquiries into such matters prior to purchase. Nock Deighton Agricultural LLP have endeavoured to draft these sales details accurately and reliably, taking reasonable steps to verify the information. The vendors have also acknowledged these details as true and accurate. However, if there is any point which is of particular importance to you, please contact our office and we will be pleased to confirm the position for you, particularly if you are travelling some distance to view the property. The sale plan is based upon the Modern Ordnance Survey information with the sanction of the Controller of HMSO. The purchaser shall raise no objection or query in respect of any variation between the physical boundary on site and OS Sheet Plan. The sale is agreed on a VAT exclusive basis however the purchaser shall indemnify the vendors for any VAT which may subsequently become payable.

LOCATION

The property is located along Leicester Road in Broughton Astley, approximately 10 miles south west of Leicester City centre.

THE PROPERTY

The property provides a well presented two-bedroom Victorian terraced house.

Internally, 29 Leicester Road is well presented. At the front of the property is the living room, benefitting from a large window to the front and gas fire place with decorative surround. Leading off the living room is the dining room which benefits from a wood burning stove. The kitchen is at the rear of the property with a modern fitted kitchen with base and wall units, good quality worktops and space for utility appliances.

The flooring throughout the ground floor is wood effect tile providing a hard wearing and practical floor.

Stairs rise from the dining room to the landing where the two bedrooms and bathroom are accessed. To the front of the property is the master bedroom with decorative panelling and wood effect tiled floor. The second bedroom provides a smaller room with window overlooking the garden. At the rear of the house is the family bathroom. The modern bathroom has a large walk-in shower cubicle, hand basin and WC. The room benefits from decorative panelling.

29 Leicester Road benefits from gas central heating and UPVC double glazing throughout.

Access to the rear of the property is provided over the neighbouring property and through to the public highway at the front.

SERVICES

The property is connected to mains electricity, mains water and mains gas. Foul waste is serviced by the mains sewer.

METHOD OF SALE

The property is offered for sale by Private Treaty.

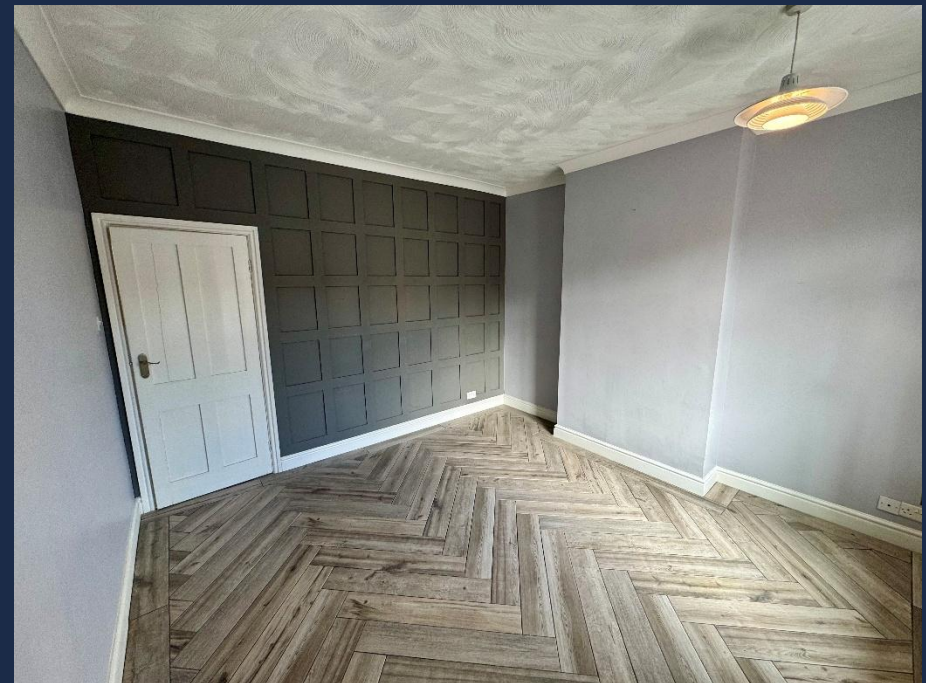
VIEWING

Strictly by prior appointment with the selling agents.

TENURE & POSSESSION

We are advised that the property is freehold. Vacant possession will be granted on completion.





NOCK DEIGHTON AGRICULTURAL LLP Livestock & Auction Centre, Tasley, Bridgnorth, Shropshire WV16 4QR
 Tel: 01746 762666 email: reception@nockdeighton.co.uk www.nockdeightonagricultural.co.uk