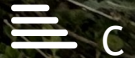




31 Amhurst Close  
New Parks, LE3 9NA

£210,000





## 31 Amhurst Close

New Parks, Leicester, LE3 9NA

Brick built traditional 3 bedroom semi-detached home in popular cul-de-sac location close to good amenities including schools, shops, public transport and major road links. The property benefits from full gas central heating (Worcester combi boiler), UPVC double glazing, scope for further modernisation inside. The accommodation briefly comprises on the ground floor, entrance hall, lounge, dining room, kitchen. Upstairs, landing, 3 bedrooms, wetroom. Gardens to front & rear, brick outbuilding's. No upward chain. Freehold.

### Entrance Hall

Hardwood glazed entrance door, stairs to first floor, radiator.

### Lounge

17'2" x 10'3" (5.24 x 3.14)

UPVC double glazed window to front & rear, two radiators.

### Dining Room

8'6" x 8'1" (2.60 x 2.47)

UPVC double glazed window, radiator, fitted carpet.

### Kitchen

13'11" x 8'2" (4.25 x 2.50)

UPVC double glazed single door, UPVC double glazed window to side, radiator. Fitted with a range of base, drawer & eye level units, work surface, sink unit. Wall mounted Worcester boiler approx 2/3 yrs old.

### First Floor Landing

UPVC double glazed window, fitted carpet, access to loft, airing cupboard housign cylinder.

### Bedroom One

13'4" x 10'4" (4.07 x 3.16)

UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard.

### Bedroom Two

12'4" x 9'8" (3.76 x 2.96)

UPVC double glazed window to rear, fitted carpet, radiator, recessed cupboard.

### Bedroom Three

11'8" x 7'3" (3.57 x 2.21)

Two UPVC double glazed windows to front.

### Wet Room

6'5" x 6'2" (1.96 x 1.9)

UPVC double glazed opaque window to side, radiator, mainly tiled walls, extractor fan, electric shower, wash hand basin, wc.

### Outside

The rear garden has patio, lawn, two brick store and outside wc, fenced and hedged boundaries.

### Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

It has a Council Tax Band of A which means a charge of £1528.34 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

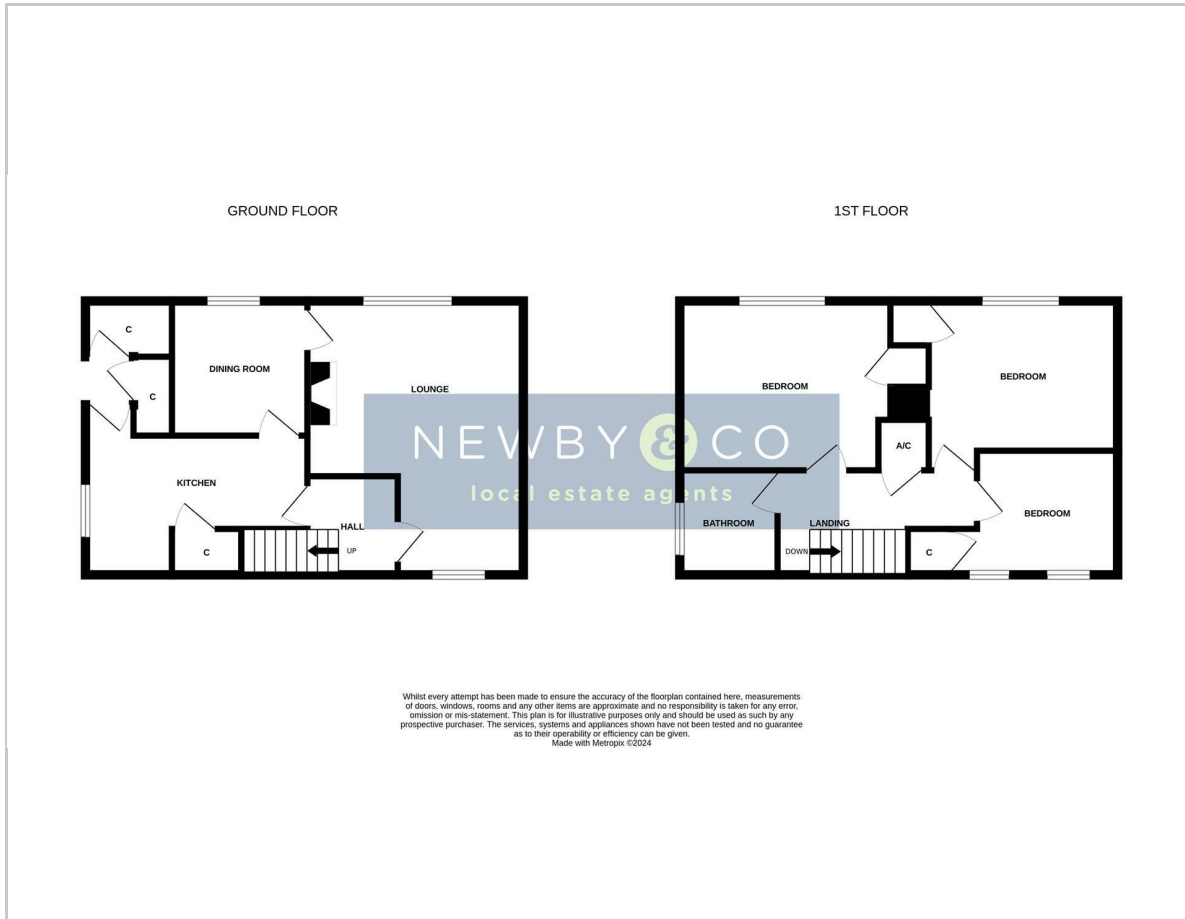
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)







## Floor Plan

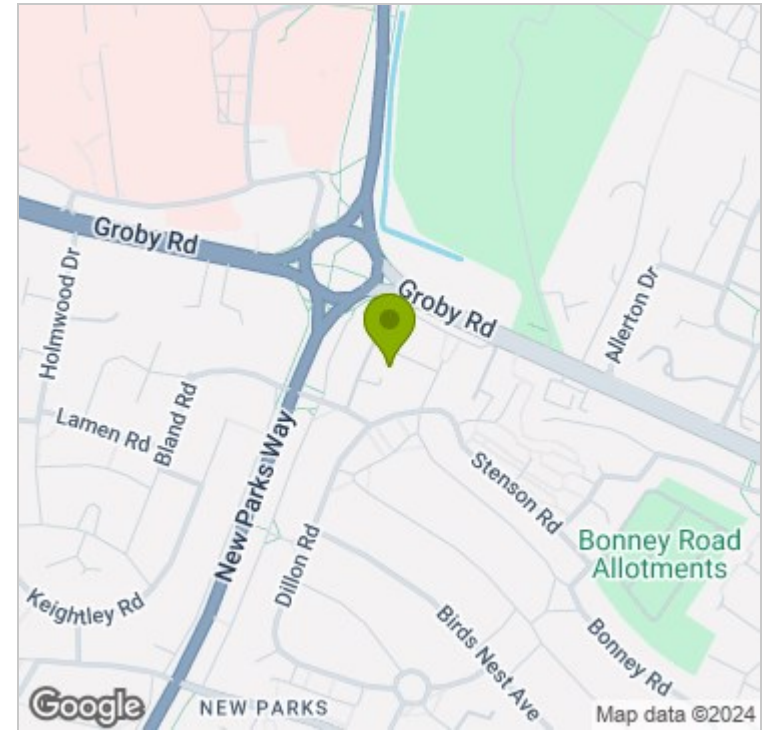


## Viewing

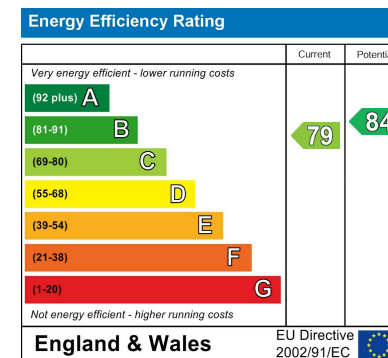
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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