Kincaple Road, Rushey Mead, LE4

2 1 1

Guide price £280,000

2 1 1

Key Features

- Neutrally Decorated Two Bedroom Mid Terrace House
- Renovated Interior With Re-fitted Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- Garage in a Nearby Block
- Popular Residential Location
- Perfect First Purchase or Buy to Let Investment
- EPC rating TBC
- Freehold



NO UPWARD CHAIN! - Set within the popular location of Rushey Mead, this renovated two bedroom mid terrace property is perfect for first time buyers or buy to let investors. Benefiting from gas central heating with upgraded radiators, double glazing (replaced glass to house windows 2024), upgraded fuse box, insulated loft space and upgraded flooring throughout, the internal neutrally re-decorated accommodation comprises an entrance porch, lounge, re-fitted kitchen diner with soft closing units (Cooker & Hob with 3 year guarantee) and conservatory extension providing additional downstairs living space. Upstairs you will find two bedrooms and a contemporary fitted bathroom. Set back from the road, the plot offers a low maintenance gardens to the front and rear as well as a garage in a nearby block. Within walking distance to Appleton Park, local amenities and access into Leicester City City, an early viewing is highly recommended to avoid disappointment.

Tenure & Council Tax
We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements
Viewings are strictly by appointment only.

Need Independent Mortgage Advice?
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a

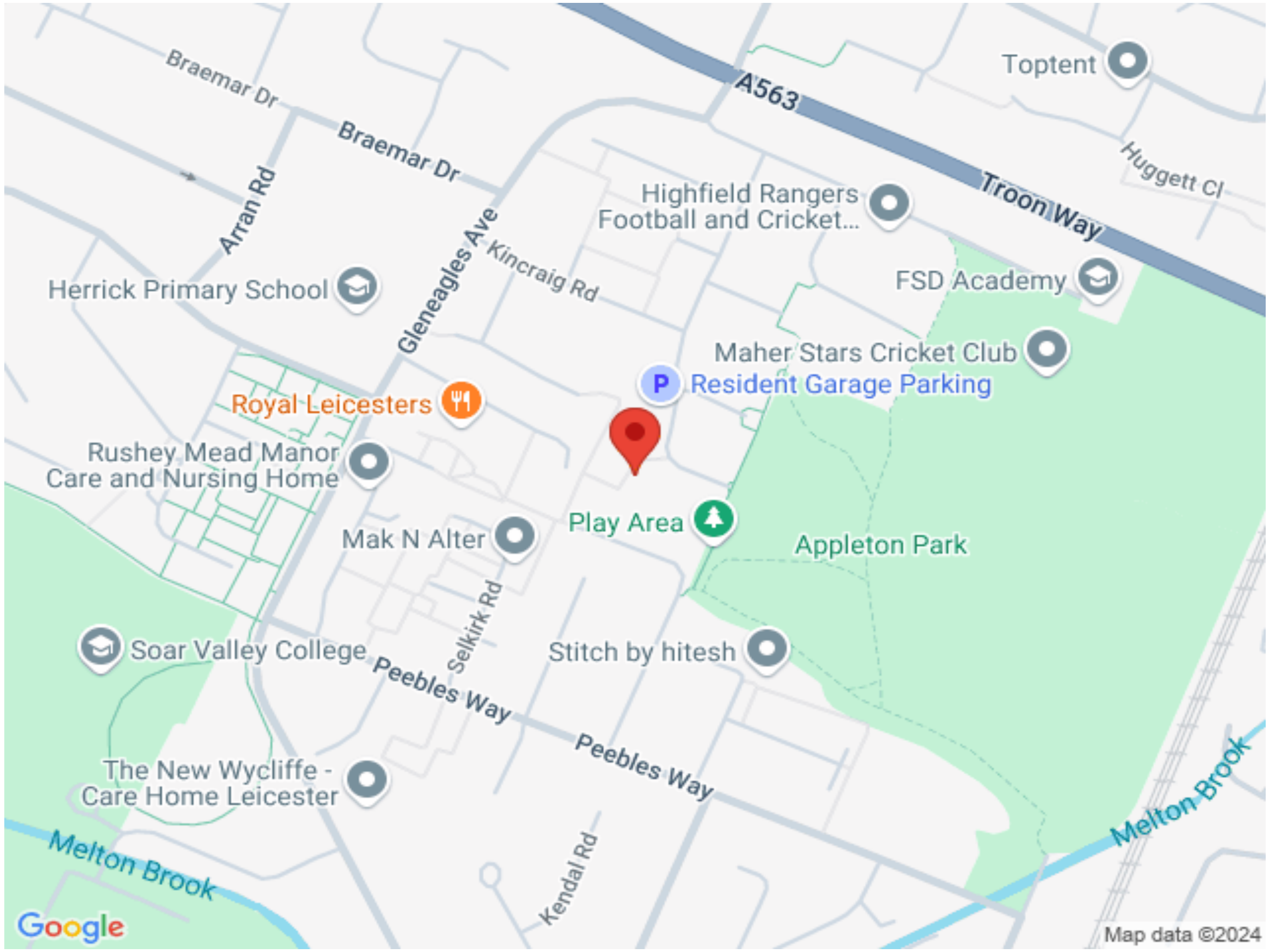
mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.




Conservatory
(2.37m x 3.11m)
Kitchen Diner
(2.60m x 4.28m)
Lounge
(4.25m x 4.25m)
Bathroom
(1.95m x 1.76m)
Bedroom Two
(3.58m x 2.40m)
Landing
Bedroom One
(3.36m x 4.23m max)



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