

Room Sizes

Entrance Hallway

Living Room

12'8 x 11'4

Dining Kitchen

18'1 max x 13 max

First Floor Landing

Bedroom One

11'1 x 9'2 min

Bedroom Two

10'11 x 9'3

En-Suite

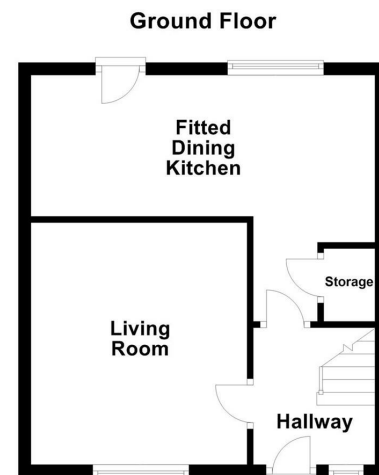
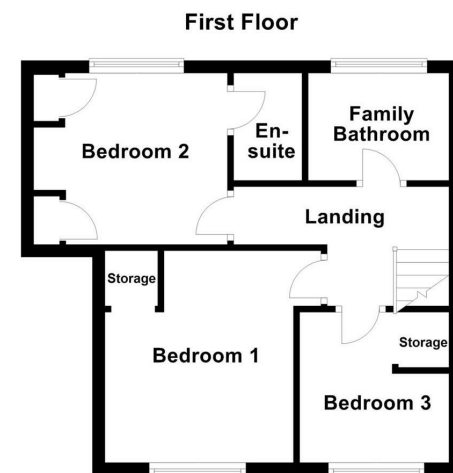
6'2 x 3'9

Bedroom Three

8'7 max x 7'9 max

Family Bathroom

7'4 x 5'4



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Oakpool Gardens, Leicester LE2 9FL

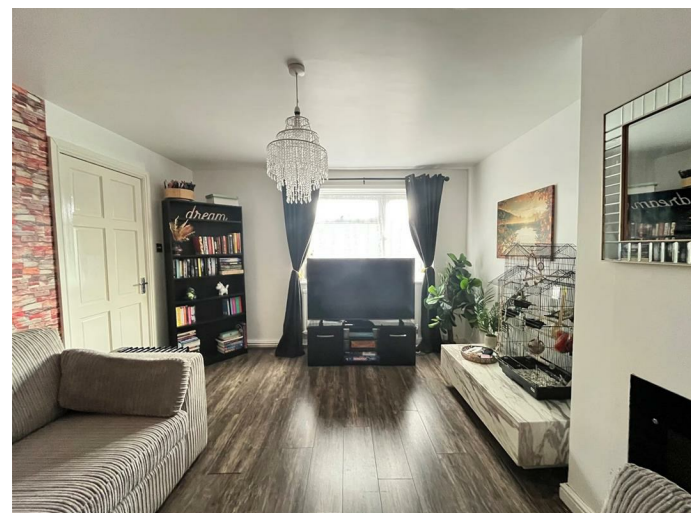
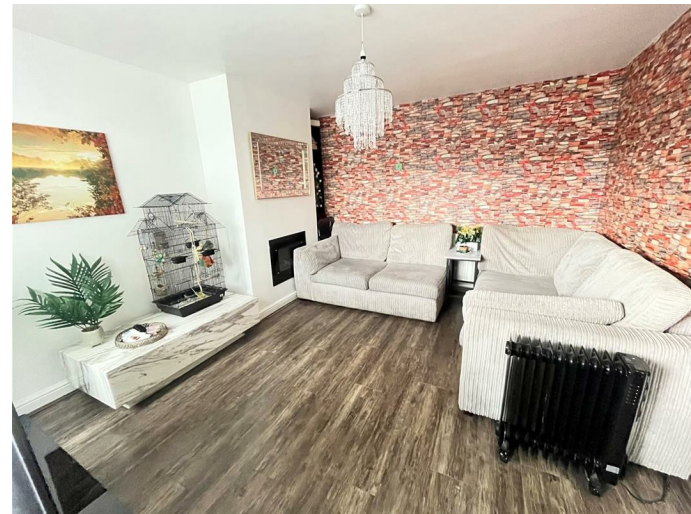
Price Guide £200,000

The Story Begins

- Well Presented Mid Town Home
- Overlooking Green Area To The Front
- Entrance Hallway & Cosy Living Room
- Fitted Dining Kitchen
- First Floor Landing & Family Bathroom
- Three Well Proportioned Bedrooms
- En-Suite Shower Room
- Enclosed & Low Maintenance Rear Garden
- Price Guide £200,000 - £210,000
- Awaiting Energy Rating, Council Tax Band A & Freehold

Location Is Everything

Eyres Monsell is situated in between South Wigston and Aylestone which is popular for many as this location has everything to offer. Eyres Monsell has a vast amount of local shops and two Co op superstores, many takeaway shops and restaurants. The Eyres Monsell social club really makes this location a welcoming community with different events, themed nights and parties all year round. Along with the social club there are plenty of family pubs for a nice evening drink after a long day at work. There are two parks within the Eyres Monsell estate one being a childrens park with basketball courts and playing fields and the other being a park with many playing fields , a park area , children's play area and during the summer for a few weeks has a funfair with rides and attractions for all ages. Eyres Monsell is located just off the Porkpie Island making it an easy commute to Leicester City Centre, surrounding motorways and Fosse park shopping centre.



Inside Story

Situated within a convenient location overlooking a green area to the front this well presented mid town house is presented for sale without an upward chain.

On approach to the home you will be greeted with privacy hedging and a decorative gravel frontage. Stepping into the inviting entrance hallway a staircase leads to the first floor. The cosy living room has tasteful decor and features a wall mounted decor fireplace, perfect for those chilly evenings. The kitchen is equipped with wall and base units, work surface, a stainless steel sink drainer, oven, hob, and extractor fan, making meal preparation a breeze. There is plenty of room for dining and space for additional appliances and a rear courtesy door that opens up to the garden.

Venturing to the first floor, you will find a family bathroom complete with a white suite and a corner bath, offering a relaxing retreat after a long day. The three bedrooms provide ample space for rest and relaxation, with the second bedroom even boasting an en-suite shower room for added convenience.

Externally there is gated side access into the rear garden. Enclosed and paved for easy maintenance the garden also features outdoor storage.

With 840 sq ft of space, this property provides a cosy yet spacious environment for you to call home. Don't miss the opportunity to make this townhouse in Oakpool Gardens your own. The Furniture in this property is available at a negotiable price on purchase.

