



**Hunter Road, Whetstone, Leicester, LE8 6AE**

**ANDREW  
GRANGER & CO**

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**SHELDON  
BOSLEY**  
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# Property Description

Offered for sale with no upward sale chain this two double bedroom end town house, built in 2015, is considered a perfect set up for first time buyers looking to take their first step onto the ladder, or those wanting to expand their lettings portfolio with a potential monthly income of £1,150 per calendar month.

The downstairs portion of the property includes a spacious yet cosy lounge and, towards the back, a contemporary kitchen/diner with integrated dishwasher, space and plumbing for a washing machine and French doors opening out onto a private and secure rear garden. An ever-useful downstairs toilet/cloakroom rounds out the downstairs portion of the home. Upstairs features two double bedrooms, the master also featuring in-built, floor to ceiling wardrobes, alongside a well sized, three piece family bathroom.

Outside the property benefits from having allocated parking for two vehicles.







## Key Features

- Two Double Bedrooms
- End Town House
- Fantastic first time buy or investment opportunity
- Potential rental income of £1150 per calendar month
- Allocated parking for two vehicles
- No upwards sales chain
- Excellent location close to a range of amenities

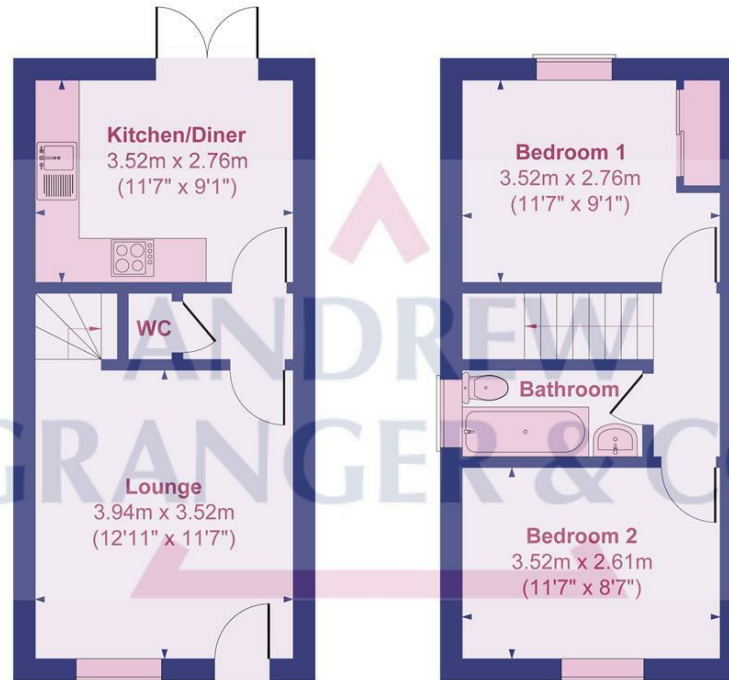
**Offers Over  
£200,000**







**Approximate Gross Internal Area**  
**55.6 sq. m. (598 sq. ft.)**



**Ground Floor**

Floor area 27.8 sq.m. (299 sq.ft.) approx

**First Floor**

Floor area 27.8 sq.m. (299 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co [orders@asbuiltenergysurveys.co.uk](mailto:orders@asbuiltenergysurveys.co.uk)



EPC Rating - B

Tenure - Freehold

Council Tax Band - B

Local Authority  
Blaby District Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee





To view this property please contact our Oadby (Sales) office on 0162 429922

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