



Hunter Road, Whetstone, Leicester, LE8 6AE

**ANDREW
GRANGER & CO**

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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.





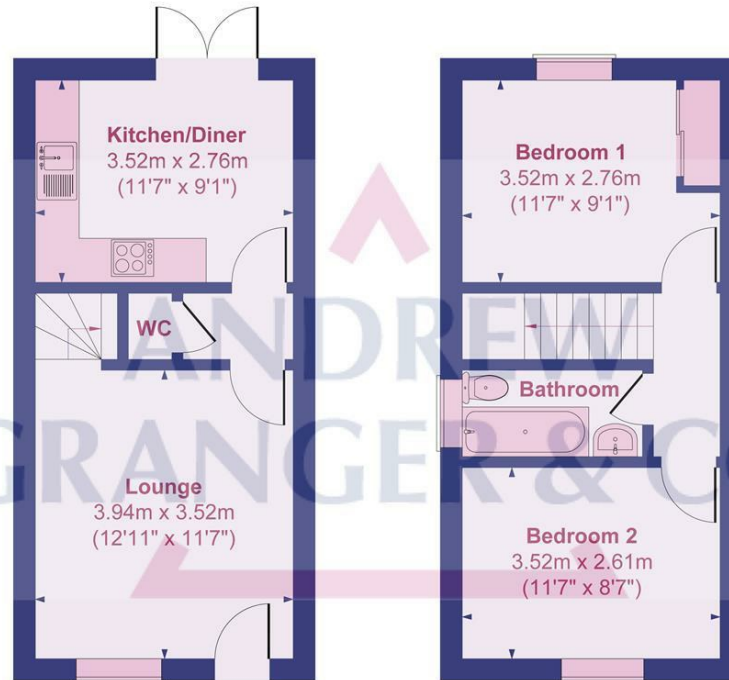
Key Features

- 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



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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