



Connells

Malsbury Avenue
Scraptoft Leicester



Property Description

A two bedroom Coach House situated in a desirable location, with local amenities including a primary school and within easy reach of Leicester City Centre and the A47. The accommodation comprises of an entrance hall, lounge diner, kitchen, bathroom and a garage with space for one car.

Entrance Hall

The Entrance Hall benefits from a carpet, a radiator and a door which leads towards the garage

Lounge Diner

17' 5" x 13' 1" (5.31m x 3.99m)

The Lounge Diner comprises of laminate flooring, two double glazed windows, two radiators, and a built in storage cupboard

Kitchen

8' x 7' 5" (2.44m x 2.26m)

The Kitchen has laminate flooring, double glazed windows, a built in oven, wooden units with black tops, a freestanding washing machine, a sink with a mixer, a freestanding fridge freezer, a tiled in splash area and electric under counter heating vents

Bedroom One

11' 8" x 9' 11" (3.56m x 3.02m)

Bedroom One with a radiator, laminate flooring, a built in wardrobe and double glazed windows



Bedroom Two

11' 6" x 7' 4" (3.51m x 2.24m)

Bedroom Two with laminate flooring, a radiator and double glazed windows



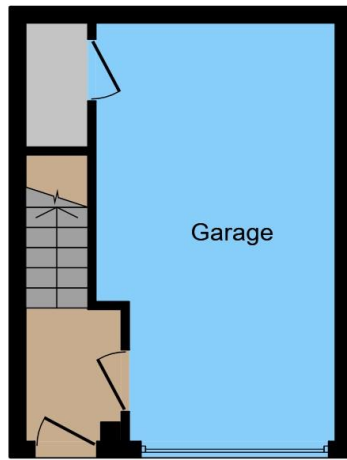
Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

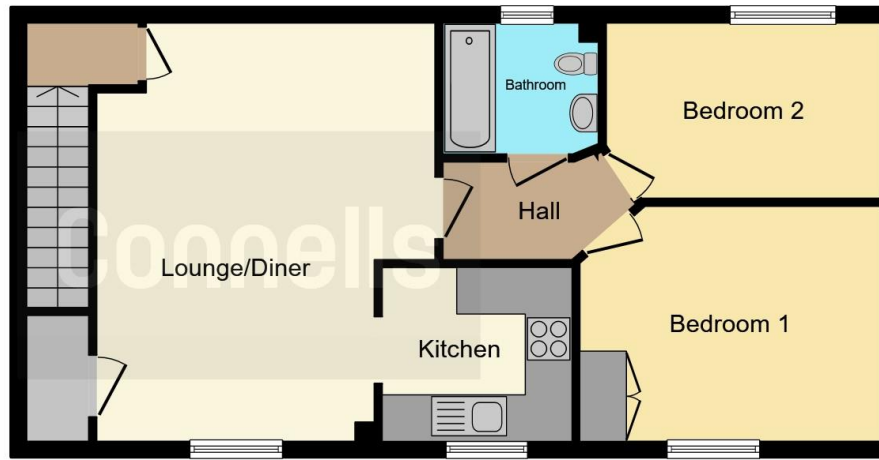
The Bathroom comprises of a sink, a radiator, double glazed windows, laminate flooring and a bath with a shower







Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR321405

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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