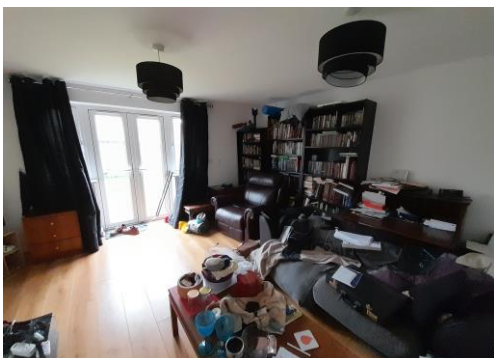


FOR SALE
Fieldfare Close
Scraptoft
Leicester LE7 9XT



50% SHARED OWNERSHIP: £107,500

- A Well Presented End Townhouse
- Located In The Highly Sought After Area Of Scraptoft
- Entrance Hall, Lounge, Kitchen & Cloakroom WC.
- 2 Bedrooms & Bathroom
- Car Standing For 1/2 Vehicles
- Rear Enclosed Garden With a Private & Sunny Outlook



Location

This property is located on Fieldfare Close, in a quiet cul de sac location, in the highly sought after area of Scraptoft. The property benefits from being near to many amenities including local schooling, health centres, shops and much more. The area is serviced by frequent bus links to and from Leicester City Centre.

Description

A well presented end townhouse briefly comprising; entrance hall, lounge, kitchen, cloakroom, 2 bedrooms and a bathroom. Externally, car standing for 1/2 vehicles and a rear enclosed garden with a private and sunny outlook.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, stairs to first floor.

Lounge - 13' 4" x 14' 9" (4.06m x 4.49m)

Double glazed French doors to rear, radiator, power points, pendant light fitting.

Kitchen - 7' 8" x 10' 8" (2.34m x 3.25m)

Double glazed window to front, wall mounted units, base units and drawers, stainless steel sink unit with hot and cold mixer tap, four burner gas hob with extractor fan over, electric oven, plumbing for washing machine, power points, pendant light fitting.

Cloakroom WC

Double glazed window to front, low level WC, wash hand basin with hot and cold mixer tap, radiator, pendant light fitting.

Landing

Access to loft.

Bedroom 1 - 14' 9" x 8' 9" (4.54m x 2.71m)

Two double glazed window to front, radiator, power point, pendant light fitting, airing cupboard.

Bedroom 2 - 14' 9" x 8' 7" (4.49m x 2.61m)

Double glazed window to rear, radiator, power point, pendant light fitting.

Bathroom

Panelled bath with hot and cold mixer tap, shower over with screen, low level WC, pedestal wash hand basin with hot and cold mixer tap, tile splashback surrounds, radiator, pendant light fitting.

Outside

Car standing to front for 1/2 vehicles, a rear enclosed garden with a private and sunny outlook.

Tenure

Leasehold. We have been advised that there is a 125 year lease from November 2018, with 120 years remaining, The rent is £255 pcm including service charge.

EPC

Band B.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Harborough District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

