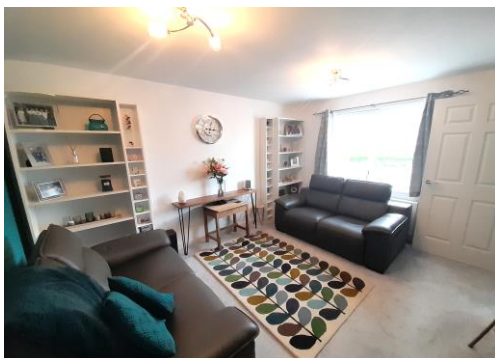


FOR SALE
Duncan Avenue
Huncote
Leicester LE9 3AN



65% SHARED OWNERSHIP: £152,750

- A Superb & Well Presented Mid Townhouse
- Conveniently Located Within Huncote & Within Close Proximity To Many Amenities
- Entrance Hallway, Lounge, Kitchen/Diner & Cloakroom
- 2 Bedrooms & Family Bathroom
- Car Standing For 2 Vehicles To The Front
- A Rear Enclosed Garden With a Private & Sunny Outlook



Location

This property is located on Duncan Avenue, off Forest Road and in the sought after area of Huncote. The property benefits from being within walking distance to local schooling, places of worship, leisure centres and much more. The area is serviced by frequent bus links to and from Leicester.

Description

A superb and well presented mid townhouse perfect for first time buyers briefly comprising; entrance hallway, lounge, kitchen/diner, lobby leading to cloakroom wc, two bedrooms and bathroom. Externally, a driveway to the front with car standing for 2 vehicles and a rear enclosed garden with a private and sunny outlook.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed window to front, stairs to first floor, radiator, pendant light fitting.

Lounge - 13' 4" x 11' 4" (4.06m x 3.45m)

Double glazed window to front, radiator, tv point, power points, light fittings.

Kitchen/Diner - 13' 1" x 10' 9" (3.98m x 3.27m)

Double glazed window to rear, wall and base units with worktop over, one and a half stainless steel sink with hot and cold mixer tap, electric oven and hob with extractor hood over and stainless steel splashback, under stairs storage cupboard, plumbing for washing machine, power points, spotlights, door leading to:

Lobby

Double glazed door leading out to the rear garden, door to cloakroom.

Cloakroom

Low level wc, pedestal wash hand basin with hot and cold mixer tap. radiator, light fitting.

First Floor Landing

Access to loft, airing cupboard, radiator, power points, pendant light fitting.

Bedroom 1 - 9' 10" x 14' 7" (2.99m x 4.44m)

Double glazed window to front, storage cupboard, tv point, radiator, power points, pendant light fitting.

Bedroom 2 - 9' 0" x 14' 8" (2.74m x 4.47m)

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

Bathroom - 6' 7" x 7' 6" (2.01m x 2.28m)

Panelled bath with shower over and screen, wash hand basin with hot and cold mixer tap, low level WC, wall mounted mirror cabinet, radiator, light fitting.

Outside

Driveway to front with car standing for 2 vehicles, a rear enclosed garden with a patio and lawned area, pathway leading to the garden shed and back gate.

Tenure

Leasehold. We have been advised that there is a 125 year lease with 117 years remaining and a monthly rental amount of £145.82 pcm.

EPC

Pending.

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

Blaby District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

