

FOR SALE
Waldale Drive
Stoneygate, Leicester
LE2 2AR



ASKING PRICE: £260,000

- A Superb End Town House Set Over 3 Floors
- Located In The Sought After Area of Stoneygate
- Ideal For Investors & First Time Buyers
- Lounge, Breakfast Kitchen, 3 Bedrooms, Bathroom, Cloakroom WC & Garage
- Parking To The Front For 1 Vehicle & Rear Enclosed Garden
- Offered With No Chain



Location

This property is located on Waldale Drive, which is near to London Road and Homefield Road, in the sought after area of Stoneygate which benefits from nearby commuter links. Nearby amenities include Springfield Road Health Centre, local schooling, shops and eateries.

Description

A SPACIOUS END TOWNHOUSE WITH PARKING AND A SOUTH FACING GARDEN – MUST BE SEEN.

A superb end townhouse set over 3 floors briefly comprising; a garage with up and over door, third bedroom and cloakroom WC to the ground floor, lounge and kitchen to the first floor and two further bedrooms and bathroom to the second floor. Externally, parking for 1 vehicle to the front of the property and a rear enclosed south facing garden with a private and sunny outlook. The property is ideal for investors/first time buyers and will be vacant upon completion.

Accommodation

All measurements are approximate:

Ground Floor

Entrance Porch

Hallway

Garage - 16' 6" x 9' 1" (5.03m x 2.77m)

Up and over door, light and power.

WC - 3' 9" x 6' 4" (1.14m x 1.93m)

Low level WC, wash hand basin with hot and cold tap, tile splashback surrounds, pendant light fitting.

Bedroom Three - 11' 1" x 9' 3" (3.38m x 2.82m)

Double glazed door and windows to rear, radiator, power points, pendant light fitting.

First Floor

Lounge/Diner - 15' 4" x 11' 0" (4.67m x 3.35m)

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

Breakfast Kitchen - 11' 1" x 10' 7" (3.38m x 3.22m)

Double glazed window to rear, wall mounted units, base units and drawers, four burner gas hob, electric oven, sink with hot and cold mixer tap, plumbing for washing machine, boiler, power points, pendant light fitting.

Second Floor

Bedroom One - 11' 6" x 10' 6" (3.50m x 3.20m)

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

Bedroom Two - 11' 6" x 2' 9" (3.50m x 0.84m)

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

Outside

Parking for one vehicle to the front of the property and a rear enclosed, south facing garden with a private and sunny outlook.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band C.

Services

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

Local Authority

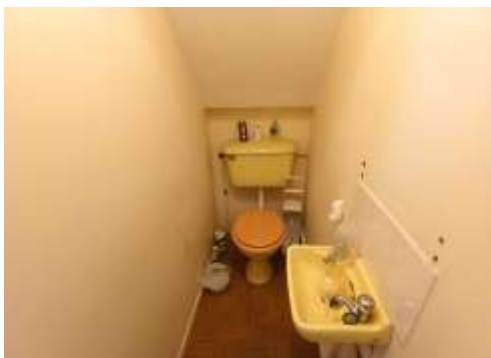
Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

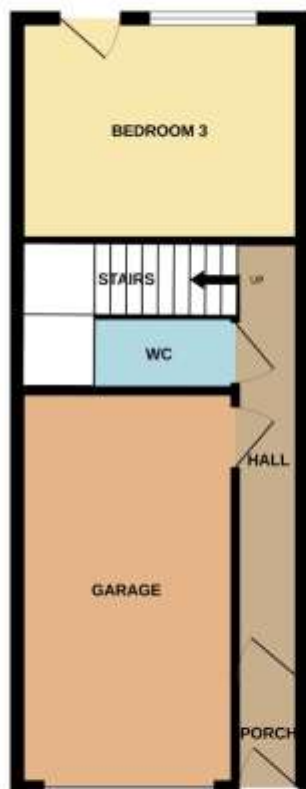
85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

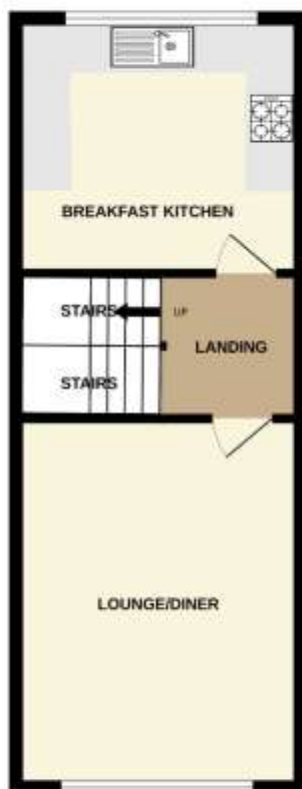
Email: info@shonkibrothers.com



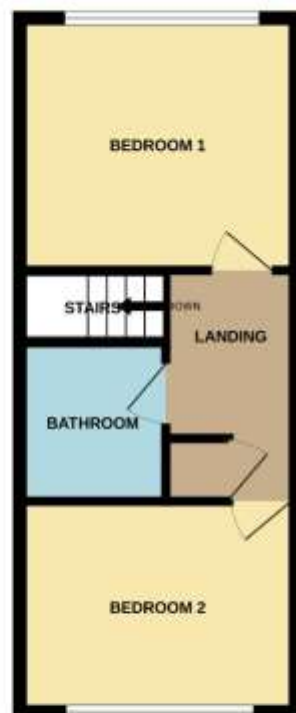
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaphor C3025

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.

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.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

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

