

FOR SALE



Abbey
Lettings & Sales



Alma Street

Leicester, LE3 9FB

£230,000



A Beautifully refurbished 3 bedroom family home, located close to the City Centre and local primary schools. The property is ideal for families and people of all ages who are looking for a family home they can move straight into and enjoy! It offers an easy commute to the City Centre, which is only a short walk away; as well as the outer ring roads, local supermarkets, primary schools, the Leicester Royal Infirmary and Glenfield Hospital.

The property comprises of entrance hall, large lounge, kitchen/diner, downstairs shower room. To the first floor there are 3 double bedrooms, plus a stunning family bathroom. The property comes with wooden, tiled and carpeted flooring throughout.

The property benefits from cctv, gas central heating throughout the house and full double glazing. To the front of the property there is a walled garden leading to the front door and to the rear an enclosed garden offering a patio and lawn area.



Entrance Hall

Double glazed front door, ceiling spot lights, shelving, radiator, wood flooring, stairs leading to 1st floor and door leading to lounge.

Lounge 24'4" x 12'7" (7.433 x 3.857)

Two ceiling light points and spot lights, double glazed window, 2 radiators, fire with surround, storage cupboard, bt and sky tv point, wood flooring and doors leading to kitchen/diner and shower room.

Kitchen/Diner 14'0" x 10'7" (4.292 x 3.239)

Ceiling spot lights, radiator, wood flooring, double glazed window to the rear, a striking fully fitted high gloss kitchen offering base and wall cupboards, worktop with sink and drainer, extractor fan, plumbing for washing machine and double glazed door leading to the rear garden.

Shower Room 10'0" x 3'3" (3.050 x 0.993)

Ceiling spot lights, double glazed window, towel radiator, tiled flooring, extractor fan, three piece suite, comprising of shower cubical with a thermostatic shower, wash hand basin with storage unit below and low level flush toilet.

Stairs & Landing to 1st Floor

Ceiling spot lights, loft hatch, carpeted flooring and doors leading to bedroom 1, 2, 3 and bathroom.

Bedroom 1 12'10" x 9'5" (3.913 x 2.875)

Ceiling spot lights, double glazed window, radiator and wood flooring.

Bedroom 2 11'9" x 9'5" (3.594 x 2.876)

Ceiling spot lights, double glazed window, radiator and wood flooring.

Bedroom 3 9'10" x 8'9" (3.002 x 2.678)

Ceiling spot lights, double glazed window, radiator built in storage cupboard housing an Ideal logic combi c30 boiler and wood flooring.

Bathroom 8'0" x 6'0" (2.461 x 1.836)

Ceiling spot lights, double glazed window, towel radiator, a white in colour 3-piece suite comprising of a "P" shaped bath with a thermostatic shower above, wash hand basin with storage unit below and a low-level flush toilet.

Externally

To the Front of the Property

There is a walled garden offering paved area leading to front door.

To the Rear of the Property

There is an enclosed garden offering patio area, lawn area and wooden shed.

How To Make An offer

Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

Please be aware that if you make an offer and you do require a mortgage your details will be shared with our mortgage advisors Venture Mortgages & Protection as they provide us with a pre-qualifying service to verify your offer for the vendor.

Additional Information

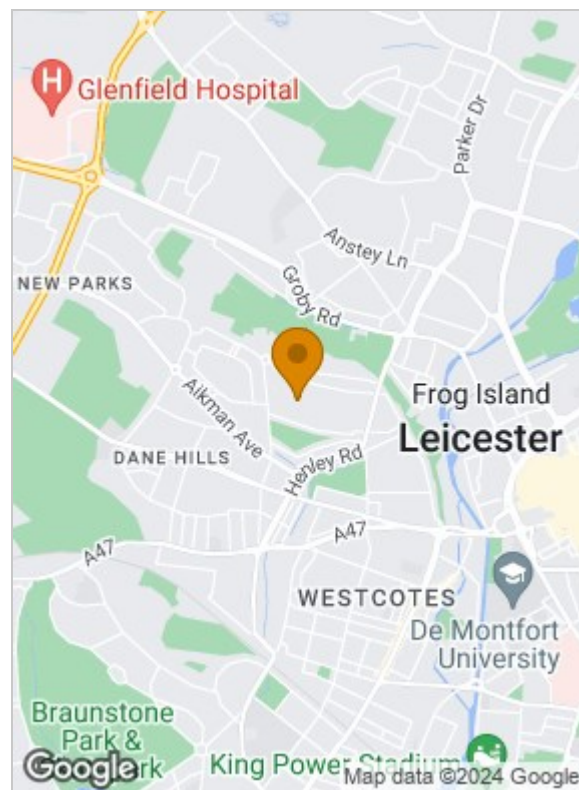
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

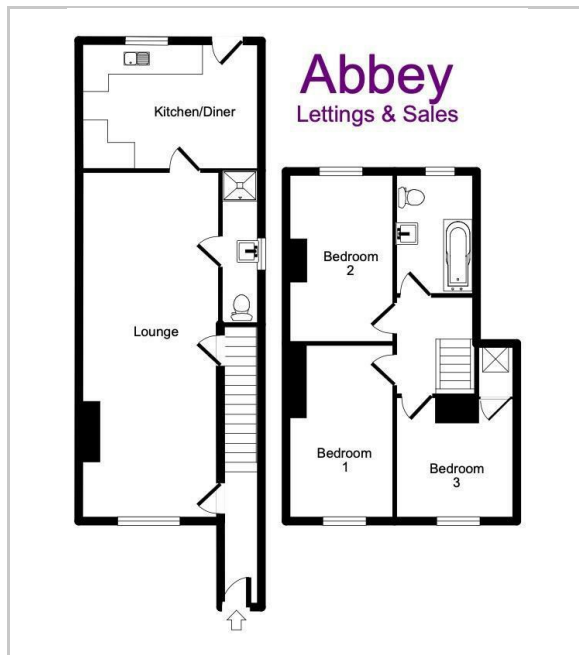
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

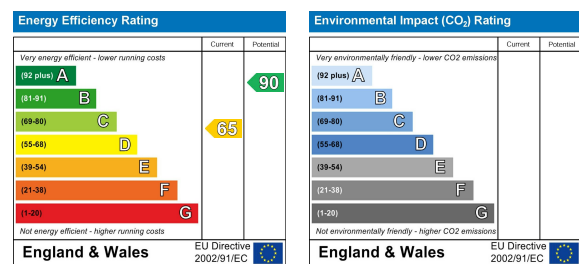
Area Map



Floor Plans



Energy Efficiency Graph



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