

FOR SALE



Abbey
Lettings & Sales



Bembridge Road

Leicester, LE3 9AQ

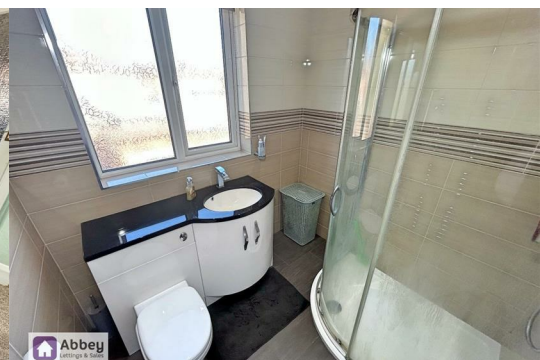
Offers in excess of £270,000



Nestled in a prime location close to the City Centre and local schools, this charming 3 bedroom semi detached property awaits its new owners. Ideal for families and individuals alike, it offers a move-in-ready haven where memories are waiting to be made! Convenience is at your doorstep with primary & secondary schools, outer ring roads, supermarkets, Leicester Royal Infirmary, and Glenfield Hospital just a short drive or walk away.

The property comprises of entrance hall, lounge/diner, kitchen and downstairs WC. To the first floor there are three bedrooms all with fitted wardrobes and family bathroom.

Outside, a walled garden awaits at the front, while an enclosed garden provides privacy at the rear. A shared driveway leads to a single garage. Your dream home is here – seize this opportunity today! Contact us to arrange a viewing and start envisioning your future in this delightful abode.



Entrance Hall

UPVC front door, ceiling light point, radiator, under stairs storage cupboard, laminate wood flooring, stairs leading to 1st floor and doors leading to Lounge, Kitchen and downstairs WC.

Lounge/Diner 25'6" x 11'7" (7.781 x 3.539)

Two ceiling light points, double glazed bay window, 2 radiators, gas fire with surround, Tv/Sky and Virgin media points, carpeted flooring, doors leading to storage cupboard, kitchen and double glazed patio door leading to rear garden.

Kitchen 12'4" x 7'4" (3.761 x 2.248)

Ceiling light point, 2 double glazed windows, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, freestanding gas cooker and extractor fan, plumbing for washing machine, laminate wood flooring and a UPVC door leading to rear garden.

Downstairs WC 6'8" x 2'8" (2.038 x 0.832)

Ceiling light point, double glazed window, a 2 piece suite offering a wash hand basin and low level flush toilet, laminate wood flooring.

Stairs & Landing to 1st Floor

Ceiling light point, loft hatch, double glazed window, carpeted flooring and doors leading to bedroom 1, 2, 3 and shower room.

Bedroom 1 14'9" x 10'6" (4.502 x 3.202)

Ceiling light point, double glazed bay window, radiator, BT, TV and Sky points, built in wardrobes and carpeted flooring.

Bedroom 2 10'6" x 10'2" (3.207 x 3.100)

Ceiling light point, double glazed window, radiator, built in wardrobes and carpeted flooring.

Bedroom 3 7'0" x 8'7" (2.137 x 2.629)

Ceiling light point, double glazed window, radiator, built in wardrobes and carpeted flooring.

Shower Room 6'11" x 6'9" (2.111 x 2.076)

Ceiling spot light points, double glazed window, towel radiator, tiled flooring, a 3 piece shower suite comprising of a large shower cubical with a thermostatic shower, wash hand basin with unit below and a low level flush toilet.

Externally

To The Front of The Property

There is a low walled garden, a shared driveway which leads to a single garage.

Single Garage 18'11" x 8'1" (5.776 x 2.469)

Up & Over door, ceiling light point, power points, double glazed window and door leading to rear garden.

To The Rear of The Property

There is an enclosed garden which offers a large patio area with border.

Additional Information

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.

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.

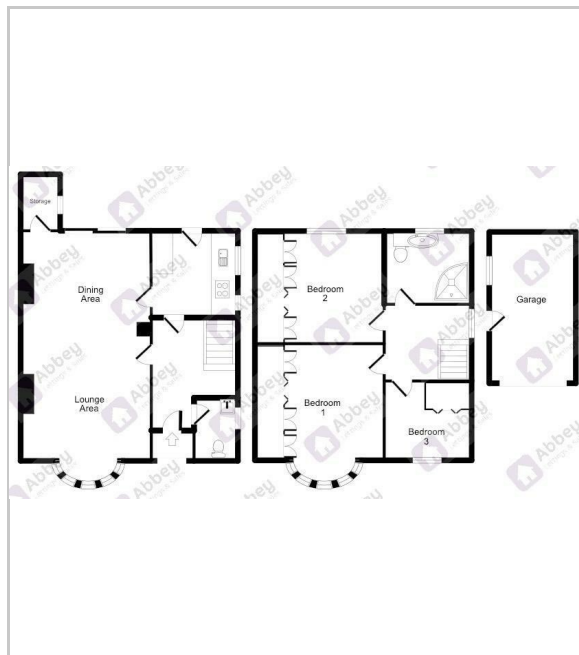
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.

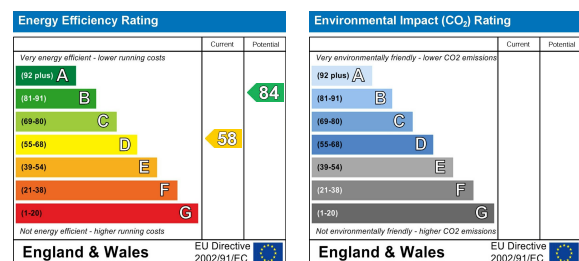
Area Map



Floor Plans



Energy Efficiency Graph



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