

FOR SALE



Abbey
Lettings & Sales



Abbey Park Road

Leicester, LE4 5EZ

Offers over £280,000



Presenting a charming 3-bedroom, 2-bathroom family home nestled in the highly sought-after Abbey Quarter development, adjacent to the picturesque River Soar, Abbey Park, and City Centre. This property boasts a NO CHAIN sale, offering a seamless transaction process for potential buyers.

Comprising an entrance hall, lounge, kitchen/diner, downstairs WC, spacious bedroom 1 with a large ensuite, two additional bedrooms, and a generously sized family bathroom, this home provides ample space for comfortable living. Stylish flooring runs throughout the property, enhancing its aesthetic appeal.

Further features include gas central heating, full double glazing, allocated parking for two vehicles, and an enclosed rear garden, ensuring convenience and privacy for residents. Ideal for individuals of all ages, this property offers easy access to the City Centre, outer ring roads, local amenities including supermarkets, schools, the Space Centre, and all three hospitals.



Entrance Hall
Front door, ceiling light point, tiled flooring, stairs to first floor and door leading to Lounge

Lounge 17'9 x 9'6 (5.41m x 2.90m)
Ceiling light point, double glazed window, radiator, TV/BT points, carpeted flooring, storage cupboard, curtains and door leading to kitchen/diner.

Kitchen/Diner 13 x 10'3 (3.96m x 3.12m)
Ceiling light points, double glazed window, French doors leading to rear garden, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, integrated 4 ring gas hob, electric oven and extractor fan, fridge/freezer, dishwasher, washing machine and tiled flooring.

Downstairs WC 6'2 x 3 (1.88m x 0.91m)
Ceiling light point, a 2 piece suite comprising of pedestal wash hand basin, low level flush toilet, radiator, extractor fan and tiled flooring.

Stairs & Landing to 1st Floor
Ceiling light points, carpeted flooring, double-glazed window, and doors leading to Bedroom 2, 3 and Bathroom with stairs leading to top floor.

Bedroom 2 13 x 11'8 (3.96m x 3.56m)
Ceiling light point, double glazed window, fitted wardrobes, radiator, carpeted flooring and curtains.

Bedroom 3 9'3 x 6'5 (2.82m x 1.96m)
Ceiling light point, double glazed window, blinds, radiator and carpeted flooring.

Family Bathroom 9 x 6'5 (2.74m x 1.96m)
Ceiling lights point, 4 piece bathroom suite comprising of bath, shower cubical, pedestal wash hand basin, low level flush toilet, radiator, extractor fan and tiled flooring.

Stairs & Landing to 2nd Floor
Ceiling light points, carpeted flooring and door leading to Bedroom 1.

Bedroom 1 16'2 x 9'9 (4.93m x 2.97m)
Ceiling light point, double glazed window, fitted wardrobes, radiator, carpeted flooring, blind and door leading to en-suite bathroom.

Ensuite Shower Room 9'3 x 8'6 (2.82m x 2.59m)
Ceiling lights point, 3 piece bathroom suite comprising of shower cubical, pedestal wash hand basin, low level flush toilet, radiator, extractor fan, storage cupboard and tiled flooring.

Externally
To The Front of The Property
There is a walled garden with mature shrubs and steps leading to the front door.

To The Rear of The Property
There is an enclosed garden offering patio and lawn areas and gate leading to your 2 undercover parking spaces.

Additional Information
Council Tax Band: C

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.

Please be aware if you are the lucky buyer we will need to complete AML checks in line with government regulations, for this we use a 3rd party company who are Lifetime Legal and there is a charge of £36 inc. for this to be completed.

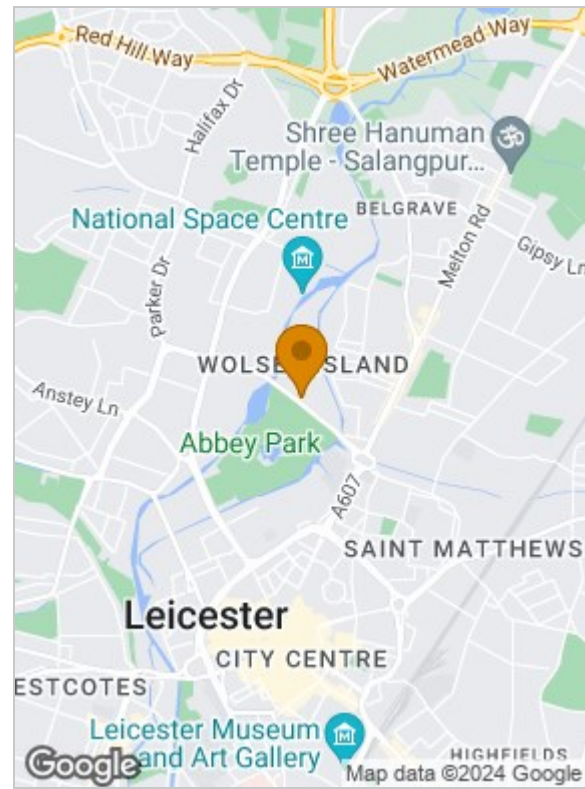
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

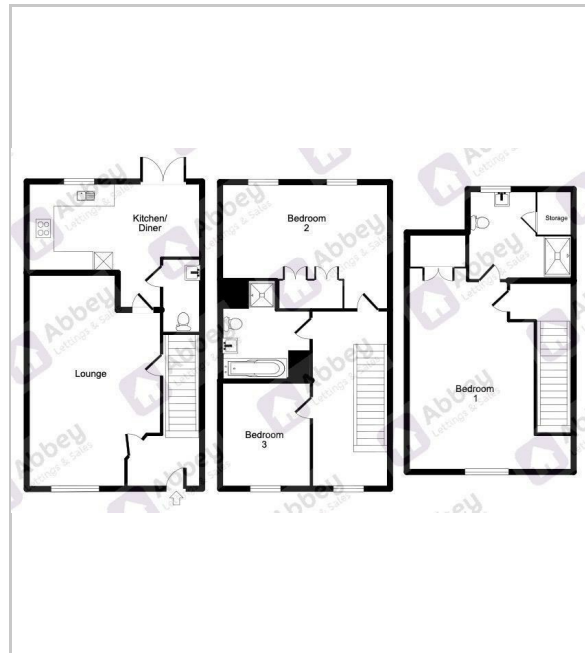
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

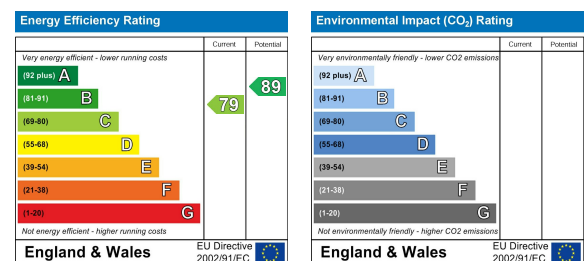
Area Map



Floor Plans



Energy Efficiency Graph



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