

FOR SALE



Abbey
Lettings & Sales



Combe Close

Leicester, LE3 9TJ

£235,000



Welcome to this impeccably maintained 2 bedroom semi-detached property, boasting a pristine garden, eco-friendly solar panels and a working alarm system. Situated in a sought-after location, this home offers a harmonious blend of modern living and sustainability, making it an irresistible choice for any buyers.

The property comprises of a lounge, kitchen/diner, WC and office area. Then to the first floor there are two double bedrooms and a lovely bathroom. The property also offers double glazed windows, gas central heating and an enclosed rear garden.

This immaculate property with solar panels offers a rare combination of modern comfort and eco-conscious living. Don't miss out on the opportunity to make this environmentally-friendly oasis your own. Contact us today to arrange a viewing and discover the charm of this exceptional property.



Entrance Hall

Composite front door, ceiling light point, radiator, laminate wood flooring, stairs to 1st floor, door to lounge and arch to office area.

Lounge 12'10" x 12'2" (3.927 x 3.713)

Ceiling light point, double glazed window, radiator, understairs storage, usb points, BT, TV and Virgin media points, gas fire with surround, laminate wood flooring and bi-fold doors leading to kitchen/diner.

Kitchen/Diner 16'0" x 9'8" (4.880 x 2.947)

Two ceiling light points, double glazed window, radiator, a newly fitted kitchen comprising of base and wall cupboards, flat edge worktop with sink and hot and cold mixer tap, integrated electric oven, hob and extractor fan over, dishwasher and fridge/freezer, vinyl flooring and UPVC French doors leading to rear garden.

Office Area 7'10" x 4'1" (2.403 x 1.268)

Two wall light points, double glazed window, Velux window, radiator, laminate wood flooring and door leading to WC

Downstairs WC 5'6" x 4'1" (1.690 x 1.264)

Two wall light points, double glazed window, radiator, vinyl flooring, plumbing for washing machine, a 2 piece suite comprising of wash hand basin and low level flush toilet.

Stairs & Landing to 1st Floor

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

Bedroom 1 13'10" x 11'1" (4.236 x 3.387)

Ceiling light point, double glazed window, radiator, fitted wardrobe with fitted chest of draws and carpeted flooring.

Bedroom 2 11'7" x 9'0" (3.538 x 2.744)

Ceiling light point, double glazed window, radiator, fitted storage space and carpeted flooring.

Bathroom 6'8" x 6'1" (2.040 x 1.871)

Ceiling light point, double glazed window, towel radiator, a 3 piece bathroom suite comprising of a "P" shape bath with thermostatic shower over, wash hand basin with, low level flush toilet and vinyl flooring.

Externally

To the Front of the Property

There is a paved driveway for 2 vehicles and lawn area with a mature shrub boarder.

To the Rear of the Property

There is an enclosed garden offering decked and lawns with mature boarders a large storage building with double doors and a side patio area to the front of this.

Addition Information

Council Tax Band: B

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.

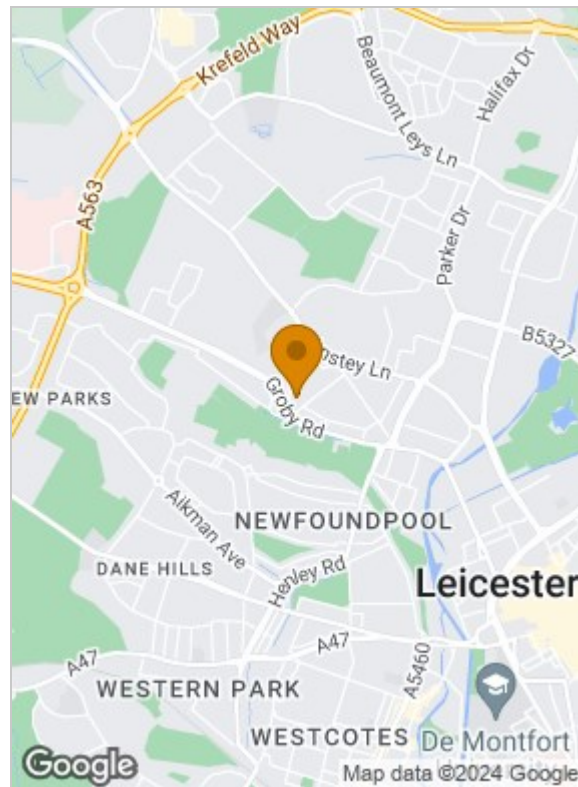
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

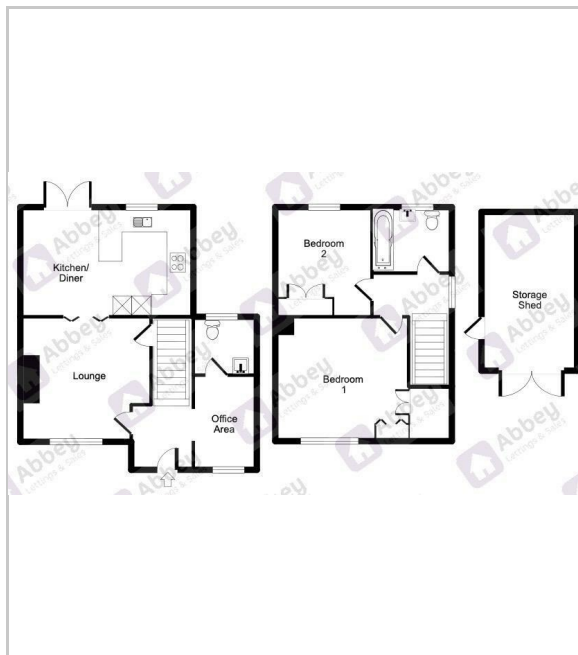
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

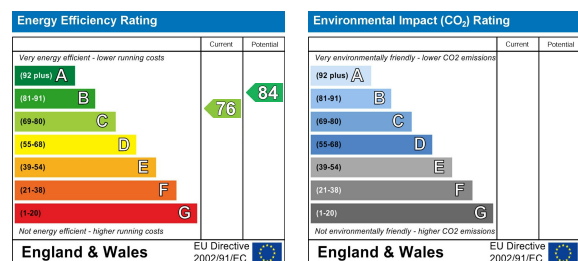
Area Map



Floor Plans



Energy Efficiency Graph



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