

FOR SALE



Abbey
Lettings & Sales



Wainwright Drive

Woodville, DE11 7FF

£73,500



Take the first step towards owning your dream home with this fantastic opportunity to purchase a 35% share in a lovely 2 bedroom semi-detached property. Situated in a desirable location, this home offers an affordable entry into the property market without compromising on quality or comfort.

The property comprises of a lounge/diner, kitchen and WC. 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 a rear garden.

This charming property offers an affordable opportunity to step onto the property ladder. Don't miss out on the chance to make this wonderful residence your own. Contact us today to arrange a viewing and explore the possibilities of shared ownership.



Entrance Hall

Ceiling light point, radiator, carpeted flooring and composite front door.

Lounge/Diner 13'10" x 14'10" (4.234 x 4.545)

Three ceiling light points, radiator, double glazed window, TV point, built in storage cupboard, carpeted flooring and French double glazed doors leading to rear garden.

Kitchen 10'8" x 7'10" (3.252 x 2.394)

Ceiling spot light points, double glazed window, a fully fitted kitchen offering base and wall cupboards, sink and drainer with hot and cold mixer tap, gas hob, electric oven with extractor fan over, plumbing for washing machine and vinyl flooring.

WC 6'5" x 3'2" (1.963 x 0.985)

Chrome heated towel radiator, vinyl flooring, double glazed window, two piece suite comprising of pedestal wash hand basin and low level flush toilet.

Stairs Leading To 1st Floor Landing

Ceiling light point, loft hatch, storage cupboard and carpeted flooring.

Bedroom 1 9'7" x 14'11" (2.923 x 4.553)

Two double glazed window, ceiling light point, carpeted flooring, radiator and built in storage cupboard.

Bedroom 2 8'7" x 14'10" (2.622 x 4.544)

Double glazed window, ceiling light point, carpeted flooring and radiator.

Bathroom 6'10" x 8'7" (2.090 x 2.628)

Ceiling light point, extractor fan, chrome heated towel radiator, double glazed window a 3 piece bathroom suite comprising of bath with shower over, wash hand basin and toilet with storage below and vinyl flooring.

Externally

To The Front Of The Property

Front grass area, driveway for two cars, walk way to front door and footpath access to the gated rear garden

To The Back Of The Property

Patio entertaining space and large fenced lawn area.

Additional Information

Tenure: Leasehold

Monthly rent is £305.15 to EMH Homes

Breakdown is:

Rent: 290.47

Service charge: 11.05

Buildings Insurance: 3.63

The lease has 123 years left

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.

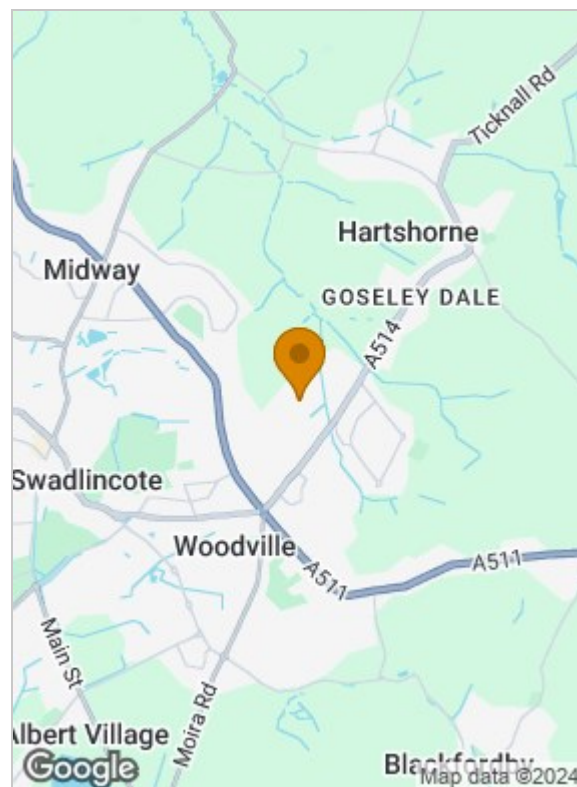
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

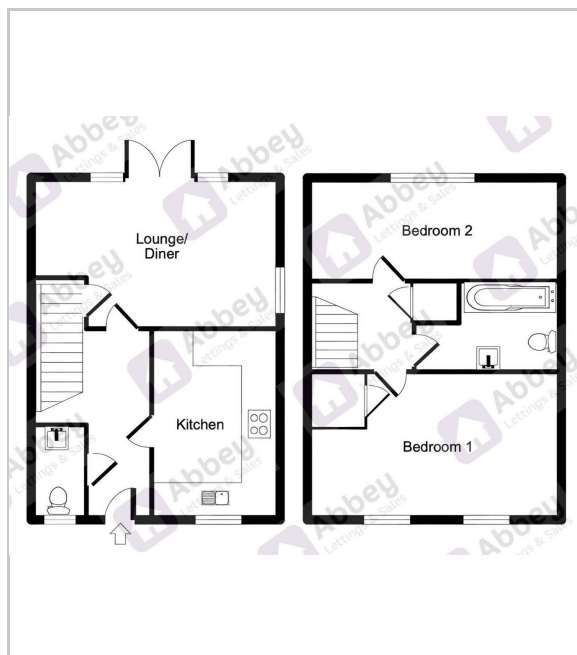
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

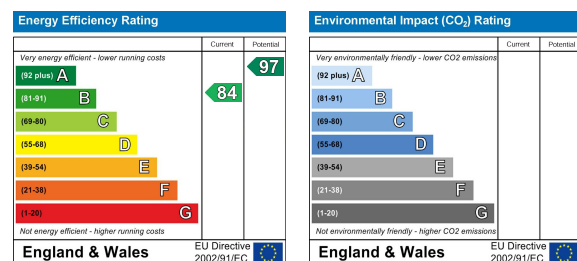
Area Map



Floor Plans



Energy Efficiency Graph



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