

FOR SALE



Abbey
Lettings & Sales



Morpeth Avenue

Leicester, LE4 2NB

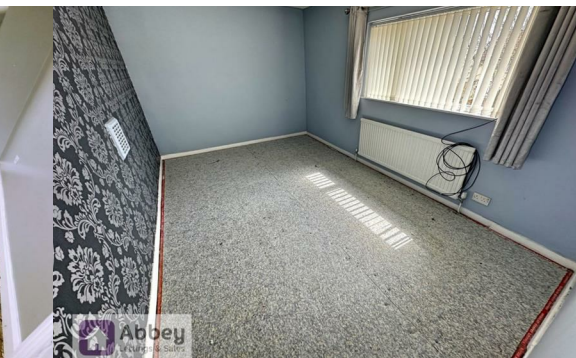
£215,000



Welcome to a charming property with great potential! This delightful house boasts 3 bedrooms, 1 bathroom, and a spacious reception room perfect for entertaining guests or relaxing with family.

This property offers a fantastic opportunity for those looking to add their personal touch. With a separate kitchen and a lounge/diner, there is ample space to create a cosy and inviting atmosphere. The driveway provides convenient off-street parking for you and your visitors. While the house requires modernisation, this presents a blank canvas for you to unleash your creativity and transform this house into your dream home.

With its great potential and ideal layout, Morpeth Avenue is just waiting for someone to make it their own. Contact us today to arrange a viewing and start envisioning the possibilities for this wonderful house!



Entrance Hall

UPVC front door, ceiling light point, double glazed window, radiator, carpeted flooring, understairs storage cupboard, doors leading to lounge/diner, kitchen and stairs leading to 1st floor.

Lounge/Diner 21'2" x 11'5" (6.463 x 3.505)

Two ceiling light points, 2 double glazed windows, 2 radiators, virgin, bt and tv points.

Kitchen 11'3" x 6'4" (3.445 x 1.940)

Ceiling light point, double glazed window, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, gas point and plumbing for washing machine, pantry storage cupboard and a UPVC door leading to rear garden.

Stairs leading to 1st Floor

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

Bedroom 1 (To Rear) 16'1" x 9'9" (4.909 x 2.995)

Ceiling light point, double glazed window, radiator and tv point.

Bedroom 2 (to Front) 11'9" x 12'0" (3.588 x 3.677)

Ceiling light point, double glazed window, radiator and storage cupboard housing a Worcester combi boiler.

Bedroom 3 (To Front) 8'7" x 8'4" (2.632 x 2.555)

Ceiling light point, double glazed window, radiator and fitted wardrobe.

Bathroom 7'7" x 5'2" (2.313 x 1.592)

Ceiling light points, double glazed window, towel radiator, tiled flooring, a 3 piece bathroom suite comprising of bath with mixer shower over, sink with unit below and a low level flush toilet.

Externally

To The Front of The Property

There is a paved driveway for two cars and side access to rear garden.

To The Rear of The Property

There is an enclosed garden offering patio area, raised flower beds and 2 sheds.

Additional Information

Council Tax Band: A

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.

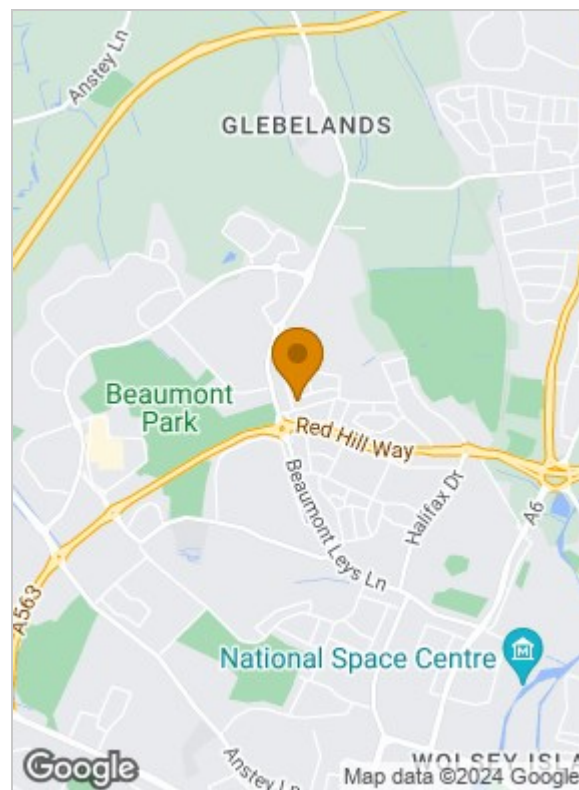
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

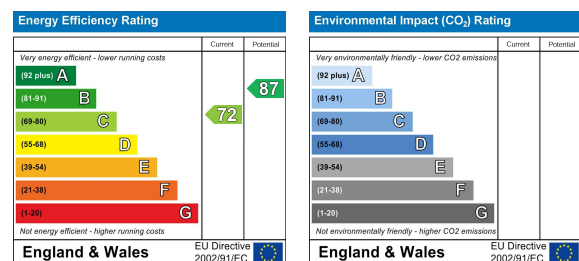
Area Map



Floor Plans



Energy Efficiency Graph



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