

FOR SALE



Abbey
Lettings & Sales



Arguille Avenue

Anstey, LE7 7SW

£280,000



Welcome to this charming 3-bedroom semi-detached house located on the peaceful Arguille Avenue in Anstey. This delightful property boasts a spacious 1,023 sq ft of living space, perfect for a growing family or those who love to entertain.

As you step inside, you are greeted by a warm and inviting reception room, ideal for relaxing after a long day. The property features three well-appointed bedrooms, offering plenty of space for a restful night's sleep. The convenience of a downstairs WC adds a practical touch to this lovely home.

Built in 2012, this house combines modern amenities with a homely feel, making it the perfect blend of comfort and style. The quiet location ensures a tranquil environment, allowing you to unwind and enjoy the peaceful surroundings. Don't miss the opportunity to make this house your home. Whether you're looking to settle down or seeking a peaceful retreat, this property on Arguille Avenue is sure to capture your heart.



Entrance Hall

UPVC front door, radiator, carpeted flooring, ceiling light point and doors leading to WC, kitchen, lounge, and stairs to 1st floor.

Kitchen 12'7" x 8'9" (3.843 x 2.676)

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

Lounge/Diner 16'2" x 15'3" (4.944 x 4.656)

Ceiling light points, double glazed window, TV/Sky point, carpeted flooring understairs store cupboard and patio doors leading to rear garden.

WC 5'10" x 2'8" (1.779 x 0.821)

Ceiling light point, radiator, vinyl flooring, extractor fan, a low level flush toilet and sink.

Stairs & Landing Area to 1st Floor

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

Bedroom 1 12'9" x 8'8" (3.890 x 2.660)

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

Bedroom 2 13'9" x 9'5" (4.212 x 2.884)

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

Bedroom 3 9'6" x 7'0" (2.899 x 2.150)

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

Bathroom 6'11" x 6'10" (2.110 x 2.090)

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

Externally

To The Front Of The Property

Front lawn with a mature shrubbery board, driveway leading down to the garage and back gate.

To The Back Of The Property

Garage/Office 17'5" x 9'10" (5.310 x 3.020)

Ceiling light point, separate fuse box, built in wardrobes and carpeted flooring.

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.

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.

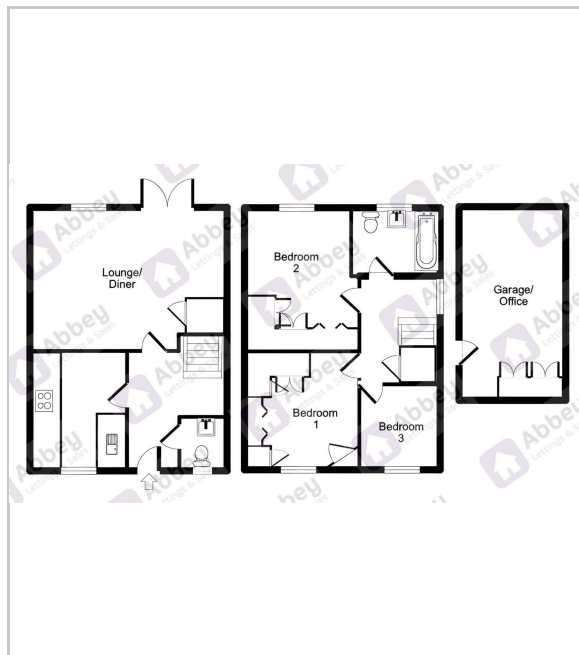
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

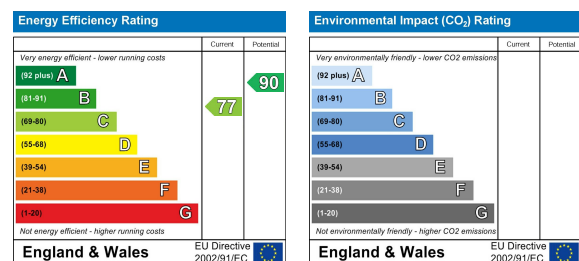
Area Map



Floor Plans



Energy Efficiency Graph



101 Buckminster Road, Leicester, Leicestershire, LE3 9AT
Tel: 01162963300 Email: enq@abbeyls.com https://www.abbeyls.com