

FOR SALE



Abbey
Lettings & Sales



Orme Close

Leicester, LE4 0PL

Offers over £255,000



Welcome to your new home! This delightful 3 bedroom semi-detached property is now available through our esteemed agency. Nestled in a desirable location, this home offers the perfect blend of comfort, convenience, and character, making it an ideal choice for families and discerning buyers alike.

The property comprises of entrance hall, lounge and kitchen/diner. Then to the first floor there are three bedrooms and a bathroom. The property also offers double glazed windows, gas central heating and a garage

This charming semi-detached property offers a wonderful opportunity to create your dream family home. Don't miss out on the chance to make this lovely residence your own. Contact us today to schedule a viewing and discover the possibilities that await you in this delightful property.



Entrance Hall

UPVC front door, ceiling light point, radiator, laminate wood flooring, stairs leading to 1st floor and door leading to Lounge.

Lounge 14'10" x 13'4" (4.527 x 4.077)

Double glazed window, 4 wall light points, 2 radiators, bt point, storage cupboard, laminate wood flooring and door leading to Kitchen/Diner.

Kitchen/Diner 16'7" x 10'3" (5.080 x 3.137)

Two ceiling light points, double glazed window, a fully fitted kitchen offering base and wall cupboards, worktop with a sink and drainer with hot and cold mixer tap, gas hob, electric oven and extractor fan, plumbing for washing machine, vinyl flooring and patio door leading to garden.

1st Floor Landing

Ceiling light point, loft hatch, double glazed window, storage cupboard, carpeted flooring and doors leading to bedroom 1, 2, 3 and bathroom.

Bedroom 1 13'10" x 10'1" (4.231 x 3.090)

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

Bedroom 2 10'6" x 10'1" (3.206 x 3.098)

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

Bedroom 3 7'9" x 9'1" (2.380 x 2.790)

Ceiling light point, double glazed window, fitted wardrobe and carpeted flooring.

Bathroom 7'9" x 5'10" (2.373 x 1.803)

Ceiling light point, double glazed window, radiator, tiled flooring and a 3 piece suite comprising of a bath with electric shower over, wash hand basin and a low level flush toilet.

Externally

To the Front of the Property

There is a paved driveway leading to the front door and double gates and stoned area

To the Rear of the Property

There is an enclosed garden offering patio and lawn areas, wooden shed and door leading to garage and side paved driveway leading to the front of garage.

Single Garage

The Garage has been partitioned into 2 zonal areas and can be put back to one single garage.

Front of Garage (Area 1) 9'0" x 5'4" (2.747 x 1.633)

Up & over door and is fitted with shelving.

Rear of Garage (Area 2) 12'1" x 8'11" (3.707 x 2.732)

Access to this is via a timer door and has a timber framed window.

Additional 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.

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.

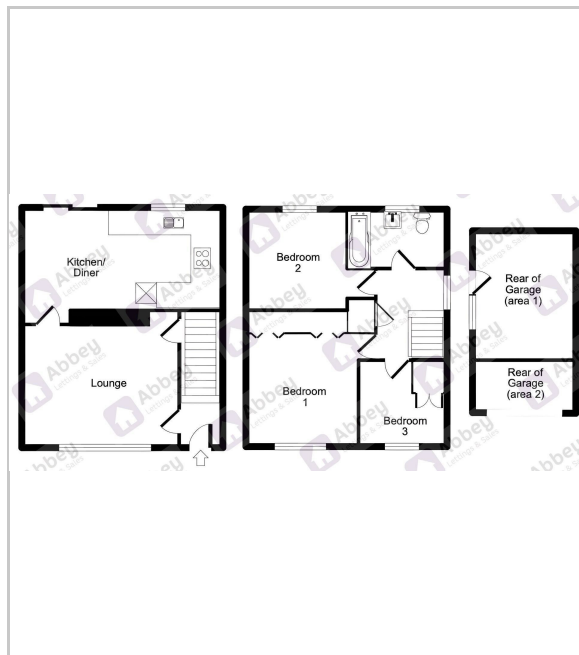
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

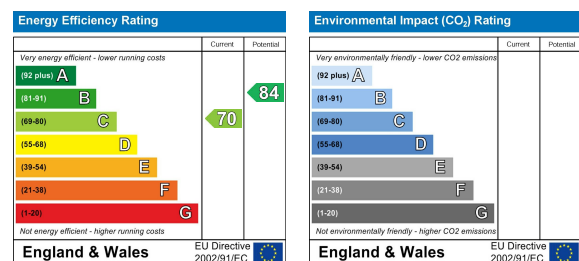
Area Map



Floor Plans



Energy Efficiency Graph



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