

FOR SALE



Abbey
Lettings & Sales



Morpeth Avenue

Leicester, LE4 2NA

£190,000



Welcome to Morpeth Avenue, Leicester - a charming property that could be your next dream home! This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's plenty of space for a small family. The modern bathroom features a convenient walk-in shower, adding a touch of luxury to your daily routine.

Situated in a peaceful neighbourhood, this property offers a driveway with parking space for one vehicle, ensuring you never have to worry about finding a spot after a long day. Whether you're a first-time buyer, a small family, or someone looking to downsize, this house has the potential to be the perfect fit for you.

Don't miss out on the opportunity to make this house your own and create lasting memories in a wonderful location like Morpeth Avenue. Book a viewing today and envision the possibilities that this lovely property has to offer.



Entrance Porch

Double glazed door, tiled flooring and door leading to entrance hall.

Entrance Hall

Ceiling light point, radiator, under stairs storage cupboard, tiled flooring, stairs leading to 1st floor and doors leading to Lounge/Diner and Kitchen.

Lounge/Diner 20'8" x 10'8" (6.303 x 3.275)

Two ceiling light points, virgin point, BT point, TV cable, radiator, wood flooring, double glazed bay window, double glazed window, patio door, gas fire with surroundings and serving hatch to the kitchen.

Kitchen 12'3" x 7'8" (3.741 x 2.340)

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, plumbing for washing machine, tiled flooring, cooker, understairs pantry storage cupboard and a upvc door leading to rear garden.

Stairs & 1st Floor Landing

Ceiling light point, double glazed window, loft hatch and wood flooring.

Bedroom 1 13'11" x 8'7" (4.243 x 2.617)

Ceiling light point, double glazed window, radiator, two built in storage cupboard and laminate flooring.

Bedroom 2 10'1" x 9'1" (3.077 x 2.792)

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

Shower Room 6'1" x 3'8" (1.859 x 1.133)

Ceiling light point, double glazed window, towel radiator, tiled flooring and a 3 piece suite comprising of thermostatic walk in shower, wash hand basin and a low level flush toilet.

Externally

To The Front Of The Property

There is a paved driveway for off road parking and mature shrubbery.

To The Back Of The Property

There is an enclosed garden offering patio area, lawn area, mature shrubbery and shed.

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.

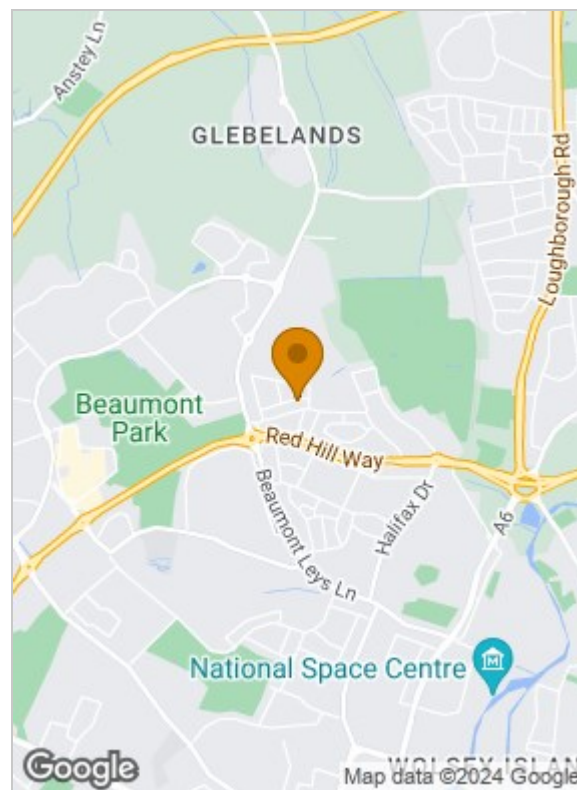
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

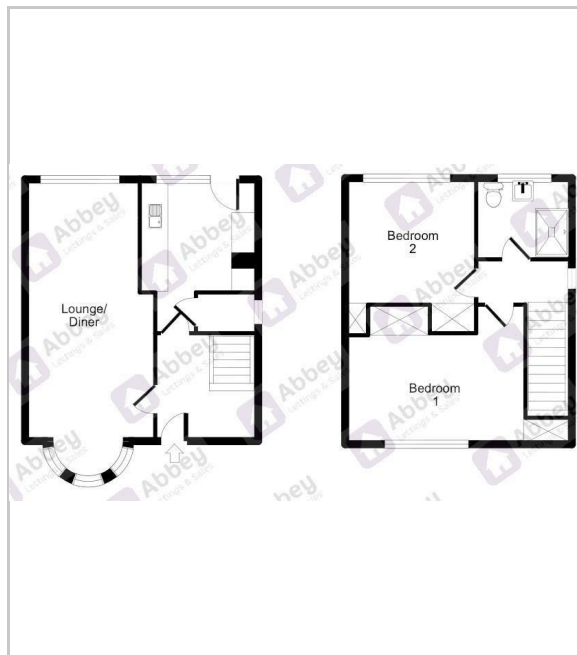
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

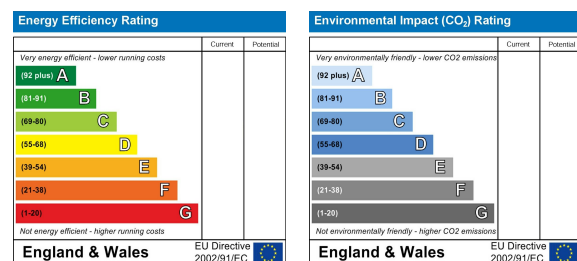
Area Map



Floor Plans



Energy Efficiency Graph



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