

FOR SALE



Abbey
Lettings & Sales



Watkin Road

Leicester, LE2 7HW

£220,000



Welcome to this charming property located on Watkin Road in Leicester! This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, this home offers ample space for a small family or those looking for a spare room or home office.

The property features a convenient downstairs WC, adding a touch of practicality to everyday living. It also comes equipped with solar thermal panels, providing an eco-friendly and cost-efficient energy solution. Additionally, there is allocated parking and permit parking, ensuring you and your guests will never have to worry about finding a spot.

Situated in a standout area, this property offers not only a comfortable living space but also a great location with easy access to local amenities and transport links. Don't miss out on the opportunity to make this house your home!



Entrance Hall

Ceiling light point, radiator, premium vinyl, doors leading to WC and open plan living area.

Open Plan Living Area 17'6" x 16'7" (5.341 x 5.062)

Kitchen Area 16'7" x 10'8" (5.062 x 3.264)

Ceiling light points, radiator, premium vinyl flooring, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer with hot and cold mixer tap, gas hob with extractor fan over, electric oven, built in fridge/freezer and plumbing for washing machine.

Lounge Area 9'6" x 5'10" (2.908 x 1.802)

Ceiling light point, double glazed window, radiator and premium vinyl flooring.

Downstairs WC 5'5" x 2'9" (1.653 x 0.853)

Ceiling light point, radiator, premium vinyl flooring, a 2 piece suite comprising of wash hand basin and low level flush toilet.

Stairs & Landing to 1st Floor

Ceiling light point, carpeted flooring, radiator and doors leading to bedroom 1, 2 and shower room.

Bedroom 1 13'9" x 8'3" (4.200 x 2.520)

Ceiling light point, radiator, built in storage cupboard, loft hatch, carpeted flooring and French door with Juliet balcony.

Bedroom 2 8'0" x 8'0" (2.453 x 2.442)

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

Shower Room 6'6" x 4'6" (1.995 x 1.384)

Ceiling light point, towel radiator, premium vinyl 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

Storage shed, paved path to the front door with a stoned boarder, on road permit parking and allocated parking space.

Additional Information

Maintenance Charge: approx £225 per year

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.

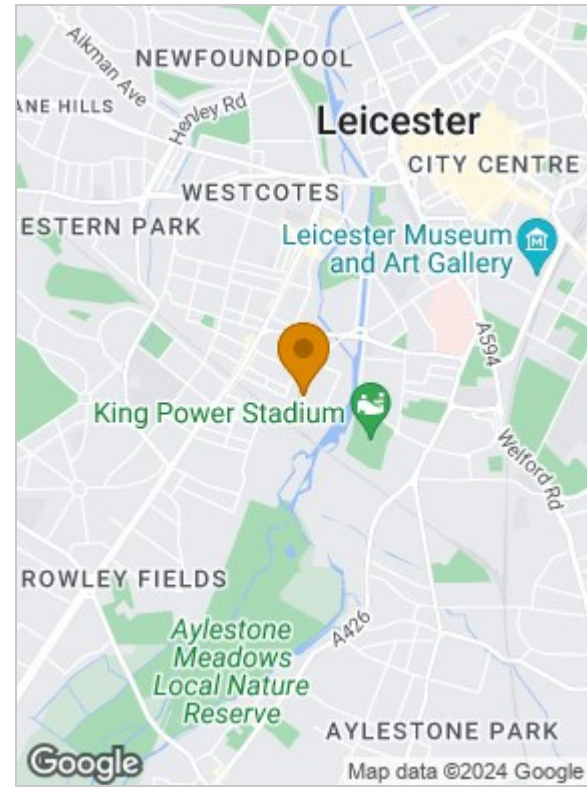
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

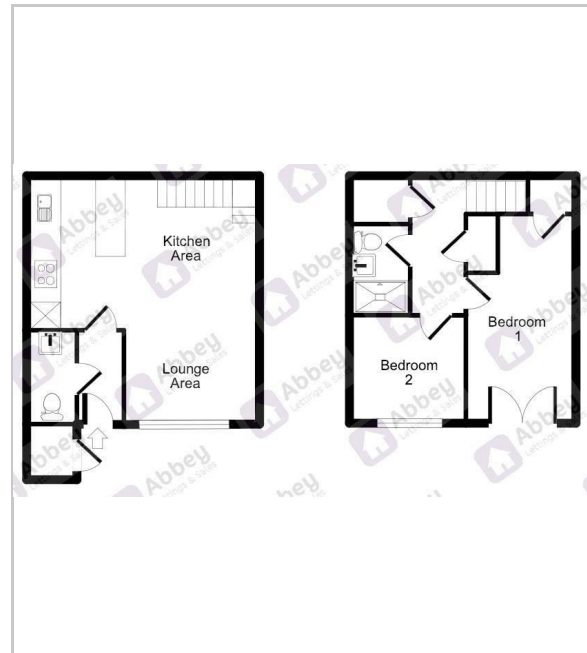
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

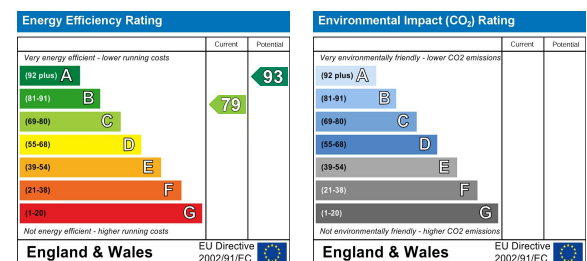
Area Map



Floor Plans



Energy Efficiency Graph



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