

FOR SALE



Abbey
Lettings & Sales



South Walk

Ratby, LE6 0NA

£220,000



Welcome to this charming 3-bedroom house located in the picturesque South Walk, Ratby. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

Built in 1960, this house exudes character and charm, offering a unique blend of traditional architecture and modern comfort. The property features a well-maintained bathroom, ensuring convenience and functionality for your daily needs.

Situated in a serene neighbourhood, this house provides a peaceful retreat from the hustle and bustle of city life, while still being within easy reach of local amenities and transport links. Whether you're looking for a place to call home or a savvy investment opportunity, this 3-bedroom property is sure to capture your heart.



Entrance Hall

UPVC front door, ceiling light point, radiator, double glazed window and tiled flooring.

Lounge/Diner 21'9" x 11'10" (6.630 x 3.631)

Ceiling light point, two radiators, laminate flooring, two double glazed windows, BT point and fire with surroundings.

Kitchen 14'6" x 11'9" (4.424 x 3.584)

Two ceiling light points, double glazed window, fitted kitchen offering base cupboards, rolled edge worktop with sink and double drainer with hot and cold taps, built in dishwasher, gas hob, extractor fan, oven with grill, plumbing for washing machine and tiled flooring.

Stairs & Landing Area to 1st Floor

Ceiling light point, double glazed window and carpeted flooring.

Bedroom 1 13'6" x 10'10" (4.135 x 3.322)

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

Bedroom 2 9'5" x 9'3" (2.872 x 2.840)

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

Bedroom 3 10'5" x 6'5" (3.183 x 1.964)

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

Office/Storage 5'7" x 5'6" (1.710 x 1.682)

Ceiling light point and vinyl flooring.

Bathroom 8'7" x 5'7" (2.633 x 1.704)

Ceiling light point, double glazed window, radiator, storage cupboard, tiled flooring, a 3 piece bathroom suite comprising of bath with thermostatic shower over, wash hand basin and toilet.

Externally

To The Front Of The Property

There is a stoned area with path leading to the front door and side entrance.

To The Back Of The Property

There is an enclosed garden offering a patio area and lawn area.

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.

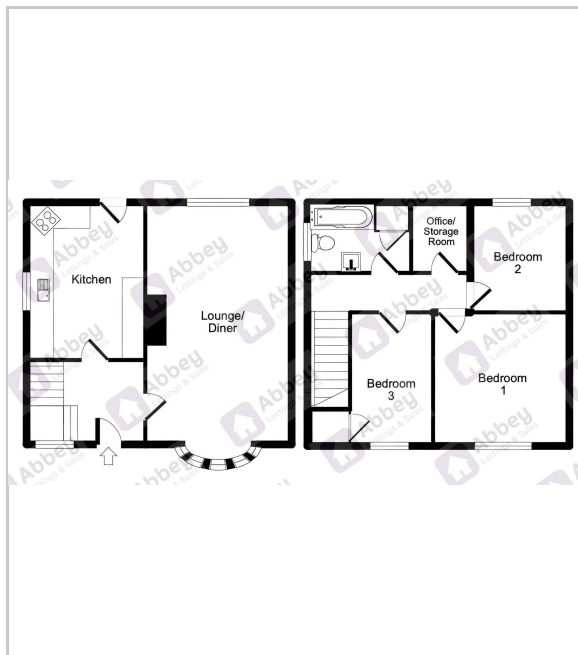
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

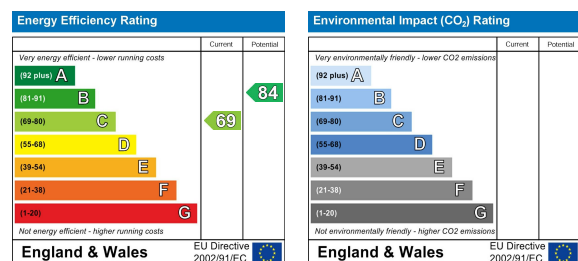
Area Map



Floor Plans



Energy Efficiency Graph



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