

FOR SALE



Abbey
Lettings & Sales



Joyce Road

Leicester, LE3 9BP

£210,000



Welcome to this charming townhouse located on Joyce Road in Leicester! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, you'll have plenty of space for a small family or guests staying over.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Situated close to the Leicester Royal Infirmary and Glenfield hospital, this property offers easy access to essential amenities and healthcare services.

Don't miss the opportunity to make this lovely two-bedroom terraced house your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you!



Entrance Hall

Composite front door, alarm system, laminate flooring and doors leading to reception room 1 and reception room 2.

Reception Room 1 13'9" x 7'4" (4.192 x 2.245)

Ceiling light point, double glazed bay window, storage cupboard, TV point, electric fire with surroundings and carpeted flooring.

Reception Room 2 15'4" x 10'10" (4.697 x 3.319)

Ceiling light point, double glazed window, understairs storage cupboard, radiator and laminate flooring.

Kitchen 12'10" x 12'0" (3.915 x 3.671)

Ceiling light point, two double glazed windows, a fully fitted kitchen offering base and wall cupboards, worktop with sink and mixer tap, tiled flooring, gas hob with extractor fan over, electric oven and UPVC door leading to rear garden.

Stairs & Landing to 1st Floor

Ceiling light point, loft hatch, carpeted flooring and doors leading to bedrooms 1, 2 and bathroom.

Bedroom 1 12'7" x 6'8" (3.839 x 2.056)

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

Bedroom 2 12'8" x 9'7" (3.879 x 2.930)

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

Bathroom 12'10" x 6'2" (3.919 x 1.897)

Ceiling spot light points, radiator, double glazed window, tiled flooring, extractor fan, storage cupboard, a 3 piece bathroom suite comprising of a bath with thermostatic shower over, sink and a low level flush toilet.

Externally

To The Back of The Property

Rear garden offering patio area and side access via a timber gate.

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.

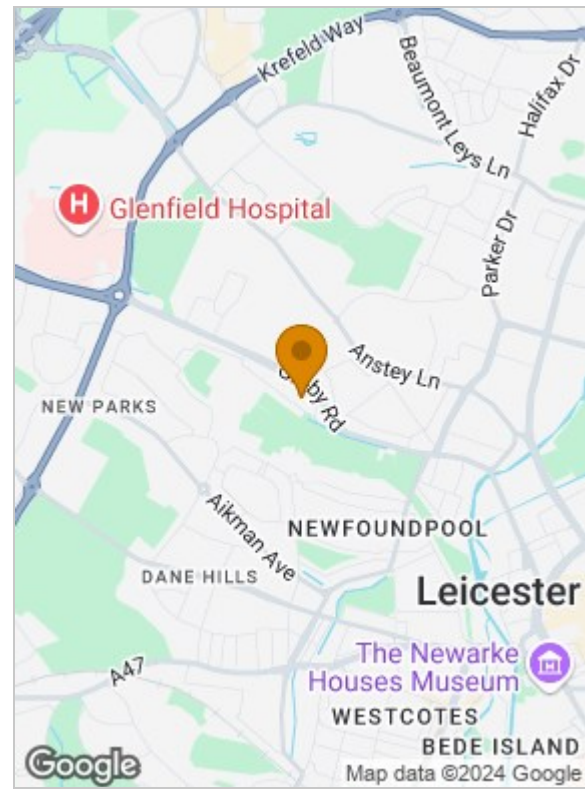
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

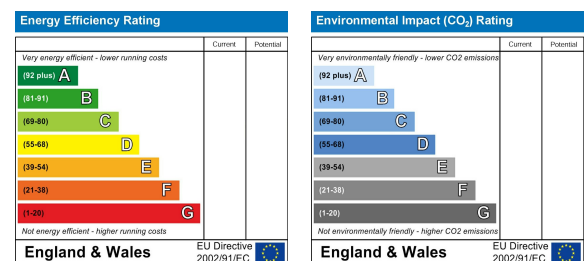
Area Map



Floor Plans



Energy Efficiency Graph



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