

FOR SALE



Abbey
Lettings & Sales



Groby Road

Leicester, LE3 9EF

£235,000



Welcome to this charming mid-terrace house located on Groby Road in Leicester. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

Built in 1965, this property exudes character and charm, offering a unique blend of vintage appeal and modern comfort. The 904 sq ft layout provides a comfortable living space, ideal for creating lasting memories with your nearest and dearest.

Conveniently situated, this house features a garage in a block, ensuring that your vehicle is always secure and easily accessible. Whether you're a first-time buyer looking to step onto the property ladder or a growing family in need of more space, this home offers endless possibilities for you to make it your own. Don't miss out on the opportunity to own this lovely property in a sought-after location.



Entrance Porch

Wooden front door, radiator, carpet tiled flooring and windows.

Entrance Hall

Ceiling light point, radiator, BT point, engineered wooden flooring, door leading to lounge and stairs leading to first floor landing.

Lounge/Diner 25'4" x 13'8" (7.724 x 4.191)

Two ceiling light points, two wall light points, two radiators, gas fire, engineered wooden flooring and double glazed two patio doors leading one leading to kitchen/conservatory and one leading to front of the property.

Breakfast Kitchen 17'0" x 16'3" (5.186 x 4.966)

Ceiling light point, 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, oven/grill, washing machine, dishwasher, radiator, laminate flooring, tiled flooring and sliding patio door leading to rear garden.

Downstairs WC 6'9" x 2'8" (2.064 x 0.815)

Ceiling light point, extractor fan, tiled flooring, sink, bidet hose, built in unit and a low level flush toilet.

Stairs & 1st Floor Landing

Ceiling light point, loft hatch, storage cupboard and carpeted flooring.

Bedroom 1 13'8" x 11'0" (4.189 x 3.378)

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

Bedroom 2 13'0" x 11'0" (3.977 x 3.371)

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

Bedroom 3 9'9" x 6'9" (2.984 x 2.082)

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

Shower Room 8'0" x 7'4" (2.453 x 2.245)

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

Externally

To The Front Of The Property

There is a mature shrubbery and a path leading to the front of the property.

To The Back Of The Property

There is an enclosed tiered garden offering patio and lawn areas.

Single Garage In A Block

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.

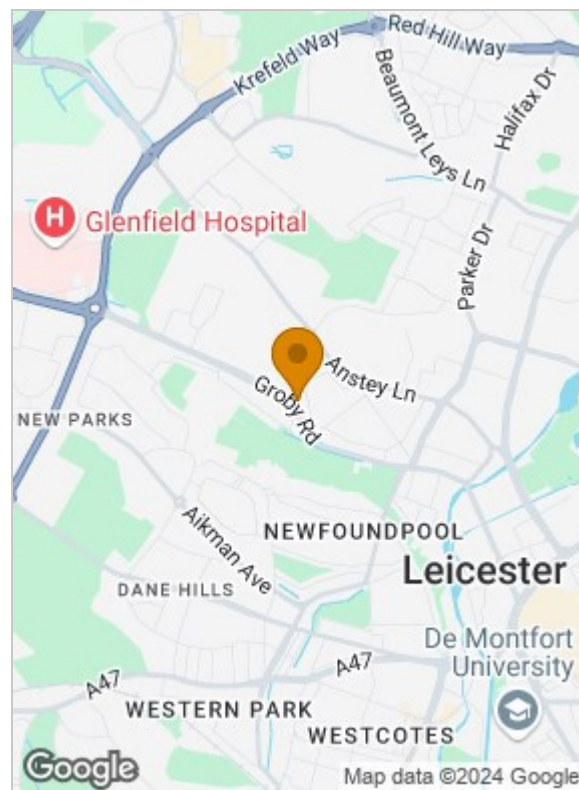
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

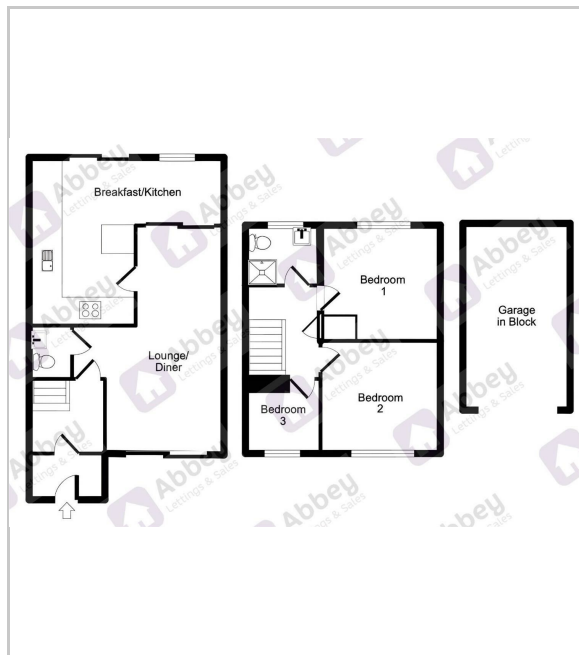
Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

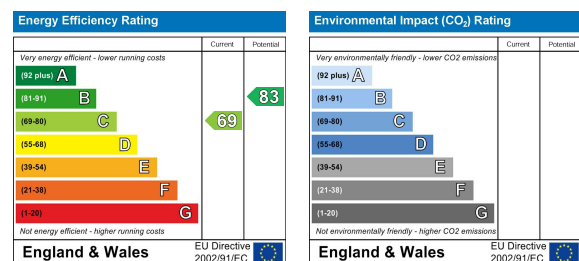
Area Map



Floor Plans



Energy Efficiency Graph



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