

FOR SALE



Abbey
Lettings & Sales



Bembridge Road

Leicester, LE3 9AQ

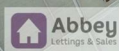
£270,000



Welcome to this charming 3 bedroom semi-detached house located on Bembridge Road in Leicester. Situated in a desirable area, this property boasts 2 reception room and 1 bathroom, making it an ideal family home.

Upon entering, you are greeted by a two spacious reception rooms, perfect for entertaining guests or relaxing with your loved ones. The property features three well-appointed bedrooms, offering ample space for a growing family or those in need of a home office.

The bathroom provides a comfortable and convenient space for your daily routines. The property's semi-detached layout ensures a sense of privacy and tranquillity, allowing you to enjoy peaceful moments in your own abode. Located in a sought-after area, this house offers not just a place to live, but a lifestyle. With its proximity to local amenities, schools and transport links, you'll find everything you need within easy reach. Don't miss the opportunity to make this house your home and create lasting memories.



Entrance Porch

Composite front door, double glazed windows and carpeted flooring.

Entrance Hall

Ceiling light point, radiator, carpeted flooring and doors leading to lounge, downstairs WC and kitchen.

Lounge 15'5" x 11'11" (4.718 x 3.633)

Ceiling light point, double glazed bay window, radiator, gas fire, carpeted flooring, BT point and sliding door leading to dining room.

Dining Room 11'11" x 9'10" (3.633 x 3.020)

Ceiling light point, double glazed window, radiator, gas fire with surroundings and carpeted flooring.

Kitchen 11'8" x 6'11" (3.573 x 2.117)

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, vinyl flooring and door leading to conservatory.

Downstairs WC 4'9" x 2'5" (1.453 x 0.738)

Ceiling light point, double glazed window, vinyl flooring and a low level flush toilet.

Conservatory 16'9" x 6'0" (5.111 x 1.833)

Ceiling light point, windows, storage cupboard and concrete flooring.

Stairs & 1st Floor Landing

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

Bedroom 1 15'3" x 11'11" (4.661 x 3.640)

Two ceiling light points, double glazed bay window, radiator, fitted wardrobes and carpeted flooring.

Bedroom 2 11'0" x 10'5" (3.354 x 3.184)

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

Bedroom 3 8'7" x 6'6" (2.634 x 1.987)

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

Bathroom 7'0" x 6'4" (2.147 x 1.951)

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

Externally

To The Front Of The Property

There is a garden offering a block paved driveway leading to side access and front door.

To The Back Of The Property

Patio entertaining space 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.

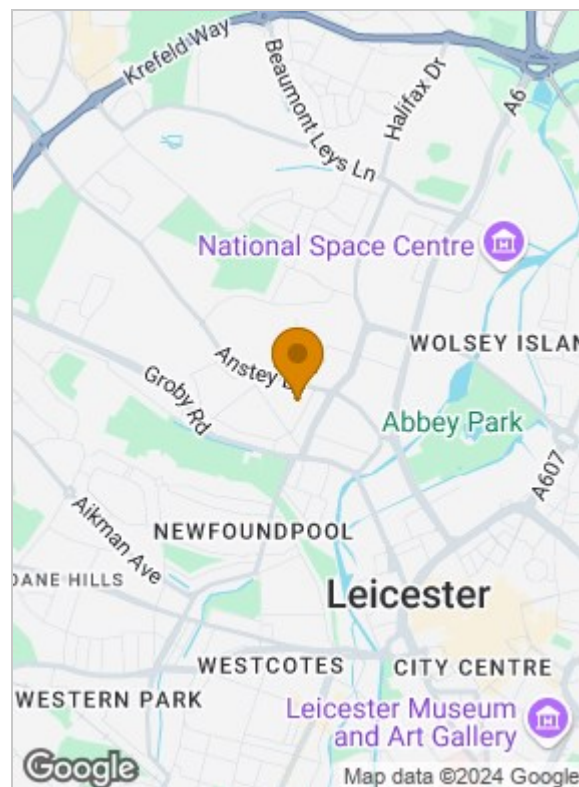
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this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

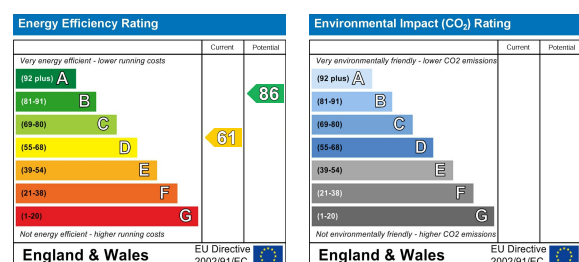
Area Map



Floor Plans



Energy Efficiency Graph



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