

3 BEDROOM SEMI-DETACHED - PROPERTY FOR SALE

QUENIBOROUGH ROAD, QUENIBOROUGH , LE7

**FULLY
MODERNISED
3-BED HOME**





ARRANGE YOUR VIEWING: 0208 004 6499



RB Gates Nationwide is a trading name of RB Gates Ltd
Company Registered in England No. 08200520
t. 0208 004 6499 e. sales@rbgates.net



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Description

RB Gates Nationwide are pleased to bring to the market this fantastic three-bedroom semi-detached property. The property comprises of an entrance leading to open lounge and dining room, modernised kitchen and utility room which leads out to the rear garden. The first floor comprises of three bedrooms (two double and one single) and family bathroom. This amazing property would make an ideal first-time property purchase or a buy to let investment. The property has been refurbished throughout which leaves nothing to do apart from putting on the kettle?!

Lounge - 3.87m x 3.291m [12.697ft x 10.797ft]
Dining Room - 3.374m x 2.581m [11.070ft x 8.468ft]
Kitchen - 2.858m x 3.94m [9.377ft x 12.927ft]
Utility Room - 0.769m x 3.003m [2.523ft x 9.852ft]
Bed 1 - 4.282m x 1.334m [14.049ft x 4.377ft] + 2.071m x 3.395m [6.795ft x 11.138ft]
Bed 2 - 3.404m x 3.326m [11.168ft x 10.912ft]
Bed 3 - 2.124m x 2.892m [6.969ft x 9.488ft]
Family Bathroom - 2.573m x 1.949m [8.442ft x 6.394ft]

Location: Queniborough Road, Queniborough, LE7 3GD

The property is conveniently situated just a stone's throw away from Queniborough Church of England Primary School, Methodist Church and Queniborough Post Office. There are great transport links with connections to the A6, A46 and A607 making this property fantastic for commuting purposes.

Queniborough Post Office – 74 yards

Queniborough Church of England Primary School – 0.2 miles

Syston Rugby Football Club – 0.5 miles

Beedles Lake Golf Course – 2.1 miles

Asda Thurmaston Superstore – 3 miles

Source: Google Maps (Via Car)

Viewings BY APPOINTMENT ONLY with the Agents RB Gates Ltd T/A RB Gates, Nationwide. Viewing is highly recommended as properties such as these rarely stay on the market for long.

Terms & Conditions

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property and so accordingly we strongly advise prospective buyers to commission their own survey or service reports before then finalising their offer to purchase.
5. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Floorplan/s



Ground Floor

First Floor

[23AB308] 3 Bed Semi Detached House. Queniborough Road, Queniborough, LE7 3GD
All measurements are approximate and for illustrative Purposes Only. Not to scale.
Plan indicates property layout only. © RB Gates 2023



NATIONWIDE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

Semi Detached House - **EPC Rating D**
 Certificate Number: 7320-2012-0418-9004-1993

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0208 004 6499

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6. Free Valuation: Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact RB Gates to arrange a mutually convenient appointment on 0208 004 6499.



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