

FOR SALE
Woodford Road
Leicester
LE2 7AQ



ASKING PRICE: £235,000

- Investment Opportunity
- A Spacious End Townhouse Set Over 3 Floors
- Located Within Walking Distance Of Narborough Road & De Montfort University
- Hallway, Kitchen Diner, Lounge, Four Bedrooms, Bathroom & 2 En-suites
- Currently Let at £1,200 PCM (£14,000 Per Annum)
- Allocated Parking For 1 Vehicle
- Ideal For Investors



Location

This property is located on Woodford Road, which is off Watkin Road and near to the junction of Walnut Street and Upperton Road. The property is situated within walking distance of Narborough Road which benefits from an array of everyday amenities, eateries, health care facilities and much more, De Montfort University, and is within close proximity to Tesco Supermarket and Leicester Royal Infirmary. The property is situated near to nearby motorway links such as the M1.

Description

A well proportioned four-bedroom end townhouse, offering flexible living accommodation over three floors, which offers an excellent buy to let investment opportunity.

The ground floor comprises; entrance hall, spacious kitchen diner, a bedroom and bathroom. The first floor offers, a large lounge and a further bedroom, while the second-floor features two bedrooms both benefitting from en-suite shower rooms. Externally, allocated parking for 1 vehicle.

The property is currently let at £1,200 pcm (£14,000 per annum).

Accommodation

All measurements are approximate:

Entrance Hall

Door to front, stairs to first floor, radiator, power points, pendant light fitting.

Kitchen/Diner - 12' 2" x 15' 6" (3.71m x 4.72m)

Double glazed door to rear, wall mounted units, base units and drawers, four burner gas hob with extractor fan over and stainless steel splashback surrounds, one and a half bowl stainless steel sink with mixer tap, grill, oven, dishwasher, plumbing for washing machine, breakfast bar, door to pantry, radiators, power points, pendant light fitting.

Bathroom

Double glazed window to rear, panelled bath with mixer tap and shower over, pedestal wash hand basin, low level WC, wall mounted mirror, tile splashback surrounds, radiator, spotlights.

Bedroom - 13' 3" x 8' 8" (4.04m x 2.64m)

Dual aspect double glazed windows, radiators, power points, pendant light fitting.

First Floor Landing

Lounge - 22' 6" x 15' 3" (6.85m x 4.64m)

Double glazed patio doors to balcony at the rear, double glazed windows to side, radiators, power points, spotlights.

Bedroom Two - 9' 9" x 15' 6" (2.97m x 4.72m)

Double glazed patio doors to balcony to the front, double glazed window to side, radiators, power points, pendant light fitting.

Second Floor Landing

Bedroom Three - 9' 10" x 13' 4" (2.99m x 4.06m)

Dual aspect double glazed windows, fitted wardrobes, radiators, power points, spotlights, access to:

En-suite One - 5' 0" x 6' 3" (1.52m x 1.90m)

Shower cubicle, pedestal wash hand basin, low level WC, radiator, spotlights.

Bedroom Four - 9' 4" x 15' 6" (2.84m x 4.72m)

Dual aspect double glazed windows, radiators, power points, spotlights, access to:

En-suite One - 5' 10" x 8' 10" (1.78m x 2.69m)

Shower cubicle, pedestal wash hand basin, low level WC, radiator, spotlights.

Outside

Allocated parking for 1 vehicle.

Tenure

Leasehold. We have been advised that there are 130 years remaining on the lease and a service charge of £3,559.68 per annum and a ground rent of approximately £150.00 per annum.

EPC

Band C.

Council Tax

The property falls within Band E.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

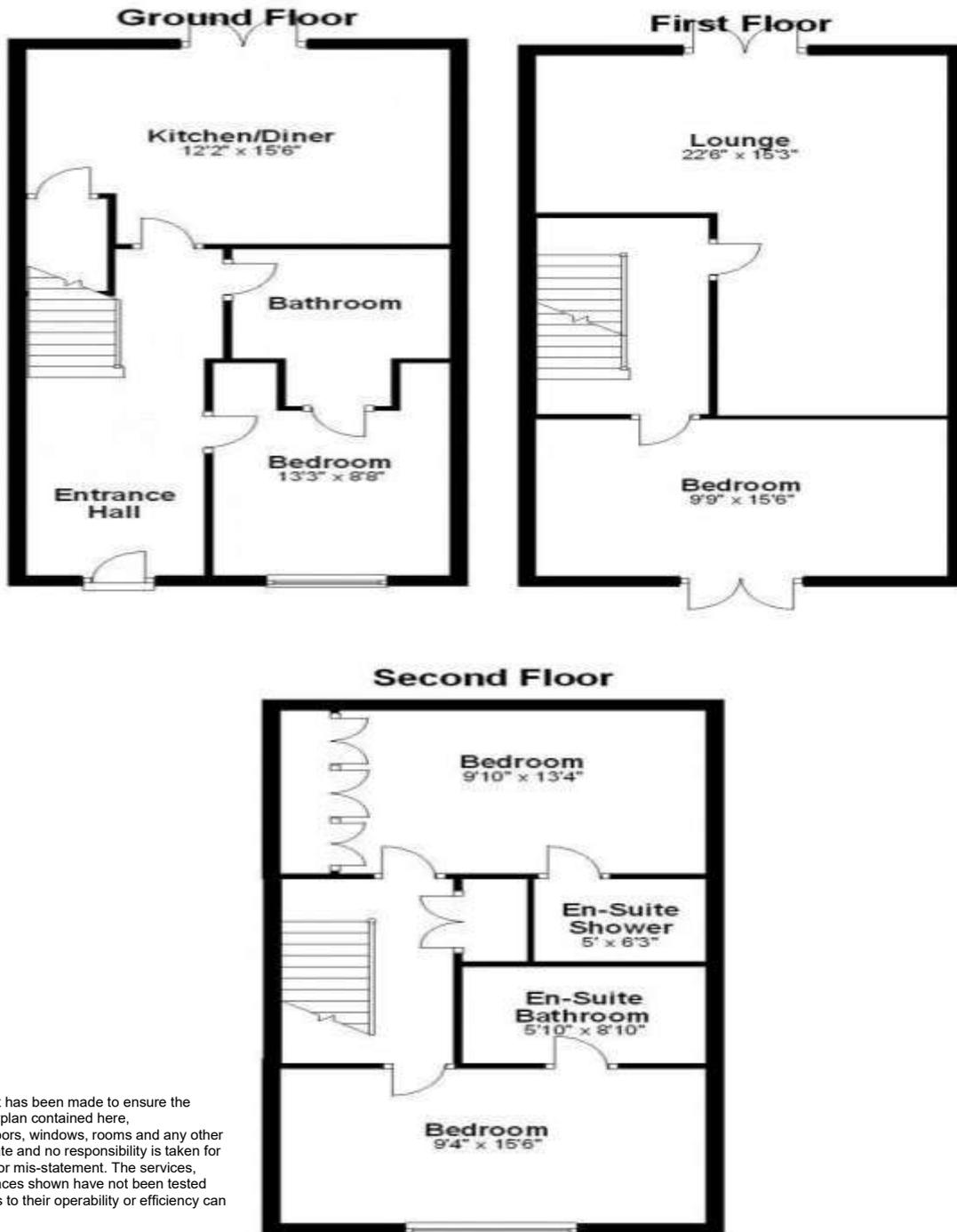
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
 REGISTERED NUMBER: 5393795
 VAT NUMBER: 856 0294 16

