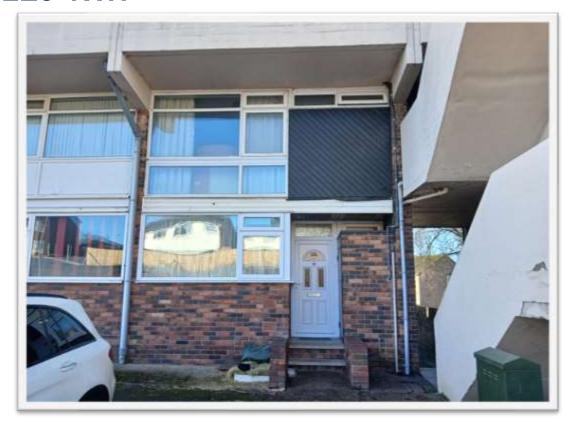


SHONKI BROTHERS LTD 85 GRANBY STREET, LEICESTER LE1 6FB TEL-0116 954 3373

> EMAIL: INFO@SHONKIBROTHERS.COM WEB: WWW.SHONKIBROTHERS.COM

FOR SALE

Falmouth Road Evington, Leicester LE5 4WH



OFFERS IN EXCESS OF: £100,000

- A Spacious Maisonette With Ample Storage & Natural Light
- Located Within Close Proximity To Local Amenities, Schools & Transport Links
- Ideal For FTB, Downsizers & Investors
- Entrance Hall, Lounge, Kitchen,
 Cloakroom WC, Storage Cupboards,
 2 Bedrooms & Bathroom
- Parking For 1 Vehicle & Rear Enclosed Yard
- Two Garages







Location

This property is located on Falmouth Road, which is near to the junction of Ethel Road and Wakerley Road, in the area of Evington. Nearby amenities include Tesco Superstore, Leicester General Hospital, local schooling such as Whitehall Primary School, St Pauls Catholic School and Crown Hills Community College, places of worship and much more. The area benefits from easy access to and from Leicester City Centre and surrounding areas.

Description

A spacious maisonette perfect for first time buyers, downsizers and investors.

The property briefly comprises; entrance hallway, large lounge with fireplace, breakfast kitchen, cloakroom WC, 2 bedrooms, bathroom and plenty of storage cupboards. Externally, parking to the front of the property for one vehicle, a rear enclosed yard and two garages.

The property benefits from ample storage and natural light throughout.

Accommodation

All measurements are approximate:

Entrance Hallway

Double glazed door to front, stairs to first floor, storage cupboard, power points, pendant light fitting.

Lounge - 14' 6" x 14' 2" (4.42m x 4.31m)

Large double glazed windows to rear, gas fireplace, laminate flooring, store, radiators, power points, pendant light fitting.

Kitchen - 16' 1" x 8' 6" (4.90m x 2.59m)

Double glazed window to front, wall mounted units, base units and drawers set beneath a worktop, stainless steel sink with mixer tap, four burner gas hob with extractor fan over, electric oven and grill, tile splashback surrounds, plumbing for washing machine, store, radiator, power points, pendant light fitting.

Cloakroom WC - 7' 2" x 3' 0" (2.18m x 0.91m)

Low level WC, wash hand basin with mixer tap and cupboard under, pendant light fitting.

First Floor Landing

With two airing cupboards, power points, pendant light fitting.

Bedroom One - 14' 2" x 12' 1" (4.31m x 3.68m)

Large double glazed window to rear, built in wardrobes, radiator, power points, pendant light fitting.

Bedroom Two - 11' 7" x 8' 7" (3.53m x 2.61m) Double glazed window to front, built in wardrobes, radiator, power points, pendant light fitting.

Bathroom - 7' 2" x 5' 11" (2.18m x 1.80m)

Double glazed window to front, panelled bath with shower over, pedestal wash hand basin with mixer tap, low level WC, wall mounted mirror unit, tile splashback surrounds, pendant light fitting.

Outside

Parking for one vehicle to the front of the property, 2 garages and a rear enclosed yard.

Tenure

Leasehold.

We have been advised that there are 82 years remaining on the lease and an annual service charge of £1,754.76. The 2 garages have a combined annual service charge of £136.32

EPC

Pending.

Council Tax

The property falls within Band A.

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

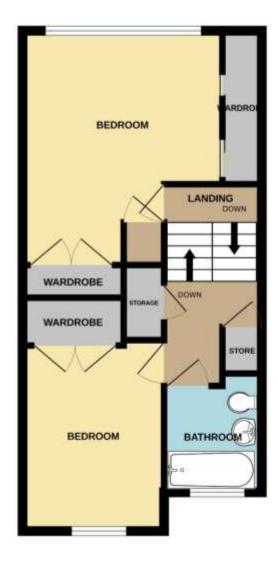






GROUND FLOOR 1ST FLOOR





White every alternal has been made to ensure the accuracy of the Booglan contained there, necessaries of slove, whoston, rupors, and any other remains one approximate and so responsibility to size in any ensurement of some consistent or non-contained. They does to for the standard purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown have not seen to see all one of the special section of the services.

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



