

## 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

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GROUND FLOOR



1ST FLOOR



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