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SHONKI BROTHERS

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FOR SALE

Shearer Close
Rushey Mead, Leicester
LE4 7TQ



ASKING PRICE: £225,000

- A Two Bedroom End of Terrace Property
- Located In a Cul-De-Sac In The Sought After Area of Rushey Mead
- Gas Central Heating & Double Glazing
- Ideal For First Time Buyers & Investors
- Porch, Reception Room, Kitchen, Two Bedrooms & Bathroom
- Gardens To Front & Rear
- Secure Gated Access To The Garage & Parking For 1 Vehicle







Location
This property is located on Shearer Close, which is off Trevino Drive and near to Nicklaus Road and Troon Way, in the sought after area of Rushey Mead. Nearby amenities include Sainsburys Supermarket, local schooling such as Sandfield Primary School, Herrick Primary School and Soar Valley College, parks, restaurants, and many more everyday amenities. The property is approximately 3 miles from Leicester City Centre and is within easy access to nearby motorway links.

Description
A two-bedroom end of terrace property in the popular area of Rushey Mead, suitable for first time buyers or investors. The accommodation comprises; entrance porch, well-proportioned reception room, kitchen, 2 bedrooms and a bathroom. Externally, front and rear gardens, with separate secure gated access to a garage in a nearby block with parking for 1 vehicle directly in front. The property benefits from gas central heating and double glazing.

Accommodation
All measurements are approximate:

Porch - *4' 1" x 4' 0" (1.24m x 1.22m)*
Door to front, double glazed windows to side, door to reception room, light fitting.

Reception Room - *18' 4" x 12' 4" (5.58m x 3.76m)*
Double glazed window to front, stairs to first floor, radiator, power points, pendant light fitting.

Kitchen - *8' 3" x 12' 4" (2.51m x 3.76m)*
Double glazed door and window to rear, wall mounted units, base units and drawers, four burner gas hob, electric oven, stainless steel sink with hot and cold mixer tap, boiler, tile splashback surrounds, radiator, power points, pendant light fitting.

First Floor
Access to loft.

Bedroom One - *10' 5" x 12' 4" (3.17m x 3.76m)*
Double glazed window to front, radiator, power points, pendant light fitting.

Bedroom Two - *8' 3" x 12' 4" (2.51m x 3.76m)*
Double glazed window to rear, radiator, power points, pendant light fitting.

Bathroom - *4' 11" x 7' 8" (1.50m x 2.34m)*
Panelled bath, low level WC, wash hand basin with mixer tap, tile splashback surrounds, radiator, pendant light fitting.

Outside
Externally, front and rear gardens, with separate secure gated access to a garage in a nearby block with parking for 1 vehicle directly in front.

Tenure
Freehold.

EPC
Pending.

Council Tax
The property falls within Band B.

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

Local Authority
Leicester City Council.

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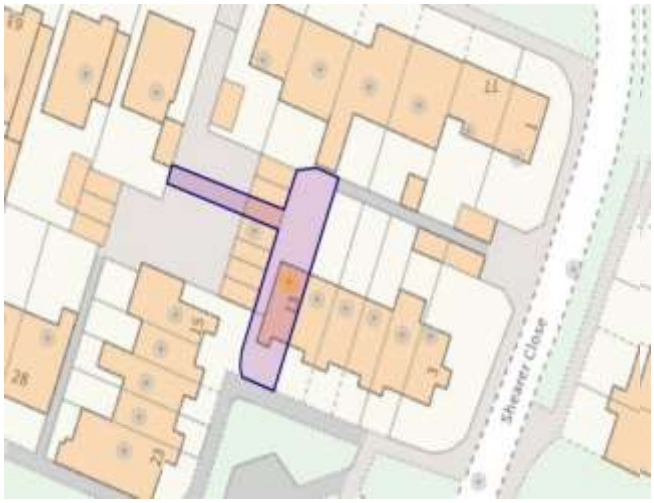
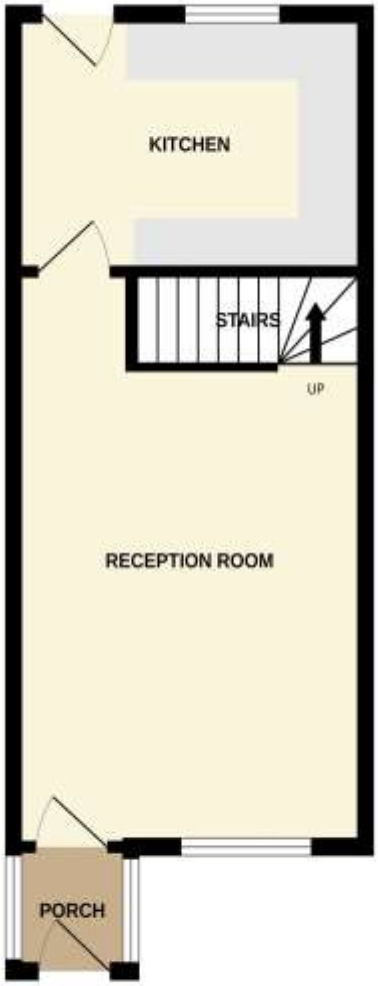




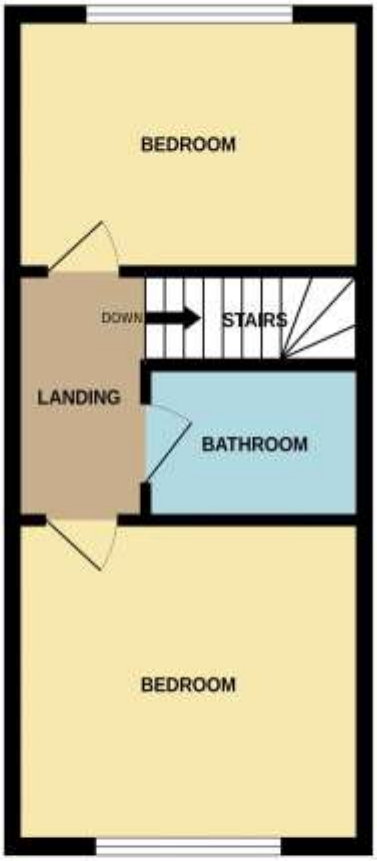




GROUND FLOOR



1ST FLOOR



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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