JAMES SELLICKS

25 Hewes Close

GLEN PARVA
LEICESTER
LE2 9NU

Guide Price: £132,950



Offered to the market with NO CHAIN and situated within an established residential development, this one bedroom FREEHOLD property offers well-proportioned accommodation arranged over two floors, together with a separate garden and the benefit of one allocated parking space.

One bedroom freehold property • ideal first-time buy or investment • open-plan living and dining space • fitted kitchen area • good-sized double bedroom with fitted wardrobe • first floor bathroom • separate enclosed garden • one allocated parking space • scope for cosmetic updating • NO CHAIN • EPC – E

Location

The popular suburb of Glen Parva is located approximately two miles the south of Leicester city centre, providing excellent access to the M1/M69 motorway networks and associated Fosse Retail Park, with local day-to-day shopping found within the nearby village of Blaby.

Accommodation

The property is approached via a small planted frontage, with a porch providing access into the main living accommodation.

The ground floor is largely open plan, creating a good-sized living and dining space with a gas fire and an open staircase rising to the first floor. The adjoining kitchen area is fitted with a range of eye and base level units and drawers with work surfaces, a sink and drainer, oven, four-ring gas hob with extractor over and further white appliance space.

To the first floor is a small landing with a useful airing cupboard. The bedroom is a good-sized double and benefits from a fitted double wardrobe. The bathroom is fitted with a three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low flush WC, with tiled walls.

Outside

A separate enclosed garden is positioned around to the side/rear of the building rather than immediately adjoining the property. The garden is fenced and gated, with a paved area and lawn, and enjoys a pleasant backdrop of mature trees and planting. The property also benefits from one allocated parking space, situated a short distance away to the left-hand side of the building.

Listed Status: None.
Conservation Area: None.
Local Authority: Blaby District Council, Tax Band: A
Services: All mains services connected. There is a water meter.
Broadband delivered to the property: FTTP, 32mbps.
Construction: Believed to be cavity wall.
Wayleaves, Rights of Way & Covenants: There are historic covenants relating to business use, alterations, boundaries and services. Please refer to the title for full details.
Flooding issues in the last 5 years: None our Clients are aware of.
Planning issues: None our Clients are aware of.
Accessibility: Two-storey property, no specific accessibility modifications made.











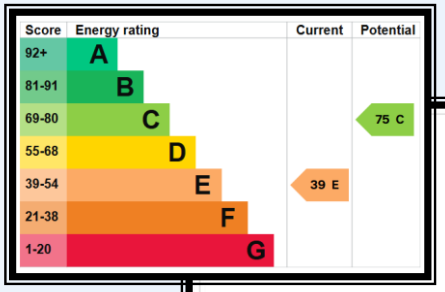




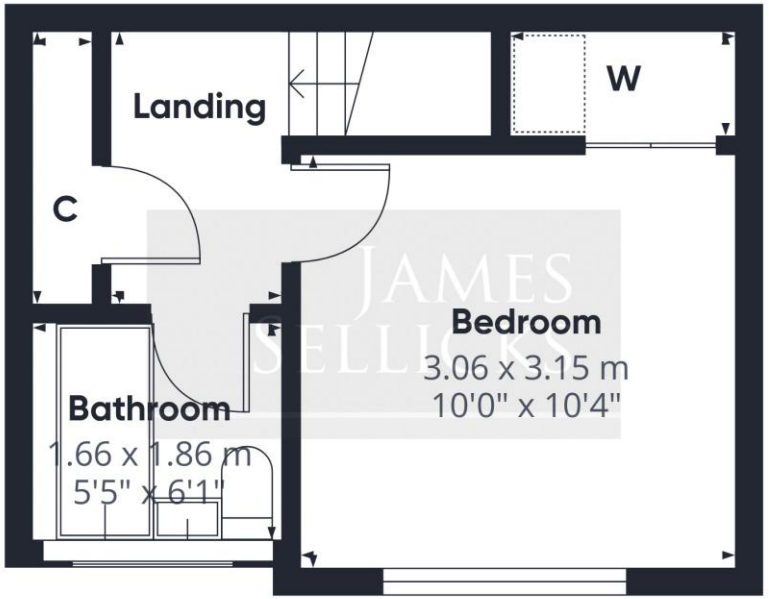














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Approximate total area(1)

39.5 m²

426 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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