Connells

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for sale

£80,000



Rolleston Road Billesdon Leicester LE7 9AA

25% Shared Ownership. A modern two double bedroom semi-detached bungalow situated in the sought-after village of Billesdon. Viewing highly recommended.

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Hallway

A welcoming entrance hallway providing access to all principal rooms, with useful storage space and a practical layout suited to modern bungalow living

Open Plan Kitchen/Lounge

A bright and spacious open-plan living area, offering plenty of space for both relaxation and dining. The contemporary kitchen is fitted with a range of units and work surfaces, creating an ideal space for everyday living and entertaining

Main Bedroom

A generously sized double bedroom enjoying a pleasant outlook and providing ample space for a range of bedroom furniture.

Bedroom 2 /Office

A further well-proportioned double bedroom, ideal as a guest room, home office, or additional reception space if required.

Bathroom

A modern bathroom fitted with a contemporary suite comprising a bath with shower over, wash hand basin, and low-level WC. Finished to a good standard and designed for practicality

Outside

The property benefits from a mature front garden and a low-maintenance rear garden, ideal for those seeking easy upkeep. Further advantages include two useful garden sheds, comprising a wooden shed with electricity connected and an additional metal storage shed. A driveway provides off-road parking for two vehicles, while the outdoor space offers a pleasant setting for relaxing and enjoying the attractive village surroundings.

Agent's Notes

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





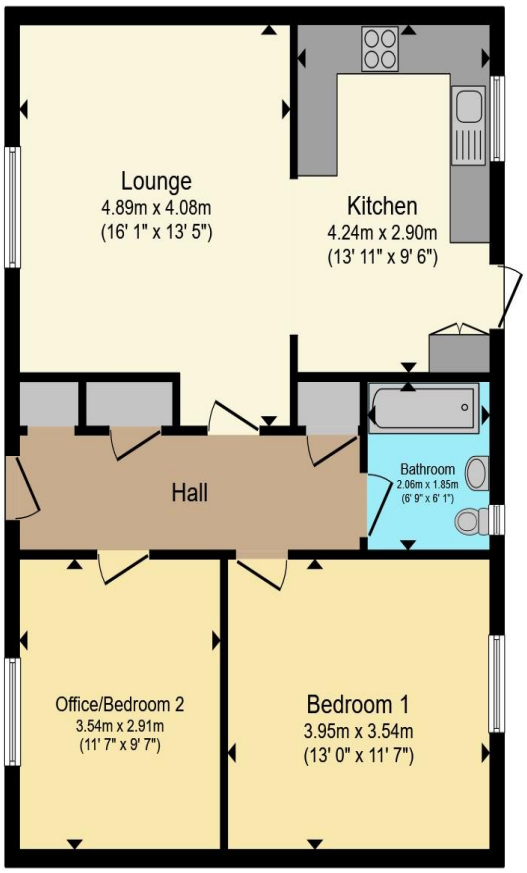












Total floor area 71.1 m² (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

T 01858 465 921
E marketharborough@connells.co.uk

11 St. Marys Road
MARKET HARBOROUGH LE16 7DS

Property Ref: MKH308422 - 0013

Tenure:Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 249.00

Ground Rent: Ask Agent

view this property online
connells.co.uk/Property/MKH308422

This is a Leasehold property with details as follows; Term of Lease 990 years from 01 Nov 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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