

FOR SALE

Ellesmere Road Leicester LE3 1BG



ASKING PRICE: £220,000

- A Well-Proportioned Semi-Detached House
- Located Near To Narborough Road & Fosse Park
- Gas Central Heating
- Requires Modernisation
- Entrance Hall, Lounge, Dining Room & Kitchen
- 3 Bedrooms, Bathroom & Separate WC
- Driveway With Off Road Parking & Rear Enclosed Garden



Location

This property is located on Ellesmere Road, which is near to Narborough Road and is approximately 2.5 miles away from Leicester City Centre. The property benefits from being in close proximity to Fosse Shopping Park, local schooling such as Fullhurst Community College, Folville Junior School, Meridian Leisure Park which comprises; restaurants, bowling alley, a cinema and much more. The property is well positioned for access to nearby motorway networks such as the M1.

Description

A three-bedroom semi-detached house offering well-proportioned accommodation, briefly comprising: an entrance hall, two reception rooms, a kitchen, three bedrooms, a family bathroom and a separate WC. Externally, the property benefits from a driveway providing parking for two vehicles, together with an enclosed rear garden. The property requires modernisation and benefits from gas central heating.

Accommodation

All measurements are approximate:

Entrance Hall

Door to side, stairs to first floor, airing cupboard, pendant light fitting, door to rear garden.

Lounge

Window to front, gas fireplace, radiator, power points, pendant light fitting.

Dining Room

Window to front, electric fireplace, radiator, power points, pendant light fitting.

Kitchen

Window to rear, wall mounted units, base units and drawers, stainless steel sink, four burner gas hob with extractor fan over and tile splashback surrounds, electric oven, plumbing for washing machine, power points, pendant light fitting.

First Floor Landing

Access to loft, pendant light fitting.



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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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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.

Bedroom One

Window to front, radiator, power points, pendant light fitting.

Bedroom Two

Window to rear, radiator, power points, pendant light fitting.

Bedroom Three

Window to front, radiator, power points, pendant light fitting.

Bathroom

Window to rear, panelled bath with shower over, wash hand basin, tile splashback surrounds, radiator, pendant light fitting.

WC

Low level WC, pendant light fitting.

Outside

Front yard with off road parking for 2 vehicles. Rear enclosed garden with a private and sunny outlook.

Tenure

Freehold.

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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