



*Putting great property on the map*

**12 Wallis Close  
Thurcaston  
Leicester  
LE7 7JS**

**£129,995**



A modern two bedroom bungalow offered for sale to the over 60's. The property is offered for sale leasehold, has the benefit of UPVC double glazing, gas central heating from a modern boiler and with no onward chain. There is an entrance vestibule, spacious lounge, kitchen, rear lobby, two bedrooms and a shower room. There are communal gardens and we understand there is a parking space. Buyers are advised that Longhurst Housing may require a medical assessment/questionnaire to assess suitability for occupation. No Chain.

## Accommodation

The dimensions are approximate and the accommodation in more detail comprises:-

### Entrance Vestibule

With UPVC double glazed door to the front, canopy porch with storage cupboard, radiator, further door giving access to the lounge.

### Lounge 14'4" max x 12'9" max (4.37m max x 3.89m max)

An "L" shaped lounge with UPVC double glazed window to the front, attractive fireplace, radiator.

### Kitchen 11'5" x 6'0" (3.48m x 1.83m)

With UPVC double glazed window to the front, a range of both base and wall mounted units, ample rolled edge work surfaces, one and a half inlaid sink and drainer, gas cooker, plumbing for washing machine, space for fridge freezer,

built-in storage cupboard, wall mounted Worcester boiler.

### Rear Lobby

With storage cupboard.

### Bedroom One 12'8" max x 10'5" max (3.86m max x 3.18m max)

With UPVC double glazed window to the rear, built-in wardrobes, radiator.

### Bedroom Two 10'7" x 5'11" (3.23m x 1.80m)

With UPVC double glazed sliding doors to the rear giving access to the garden, radiator.

### Shower Room

With large double shower cubicle, low level WC, pedestal wash hand basin, tiled splash backs, radiator, airing cupboard.

### Outside

There are communal gardens with a small paved patio area to the rear of

this property. There is a parking area located close by.

### Tenure

We understand there are 105 years remaining on the lease and the service charges are approximately £173 per month which covers the garden maintenance, external building repairs, external cleaning of the windows, boiler maintenance, buildings insurance and warden aided system. There is access to a laundry room with washers/dryers and residents' lounge and there is an active residents' association with social activities. These details should

### Agent's Notes

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Sales Details accurate and reliable, if

there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst

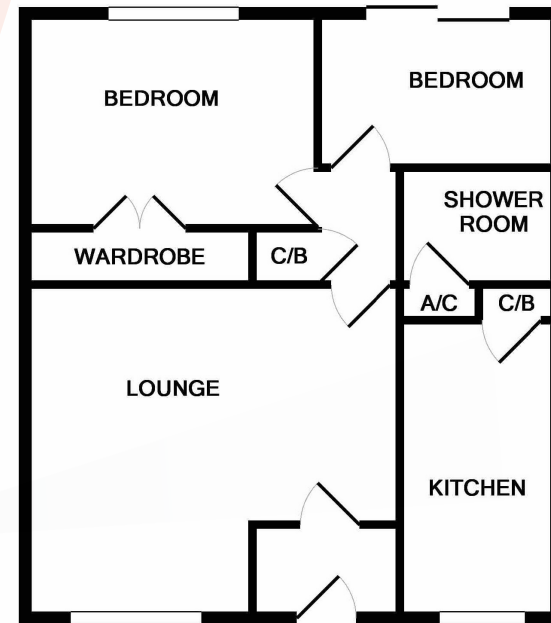
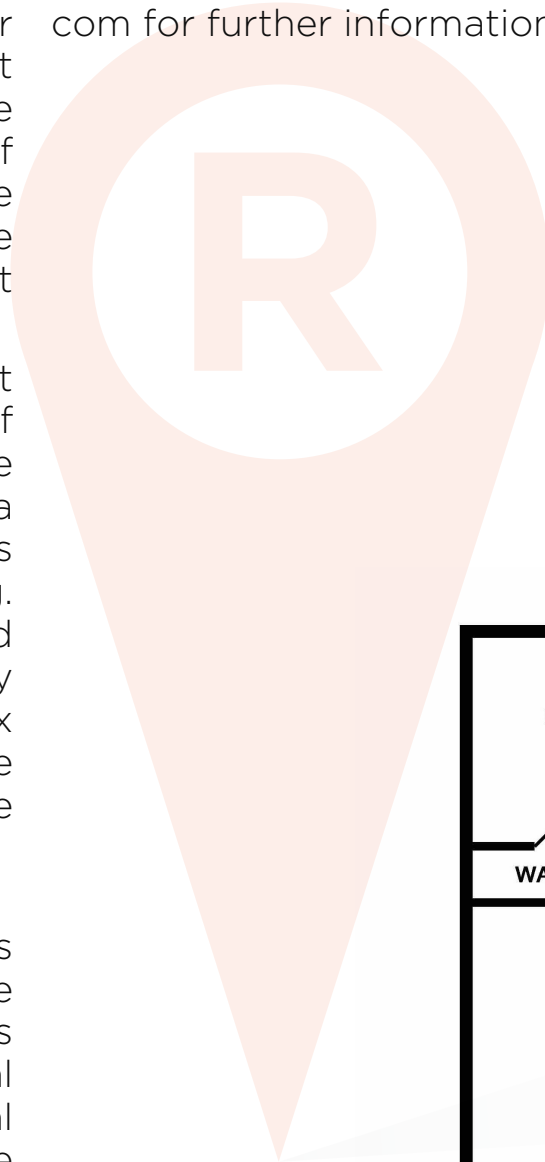
com for further information.

### Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

### Surveys

Readings undertake various types of valuation work. These include RICS Homebuyer Report, Valuations for probate, inheritance and capital gains tax purposes and matrimonial disputes. We also offer a full range of professional and arbitration services and regularly act on various expert witness cases Please contact our Survey Department on 0116 2227575 or email us at [surveys@readingspropertygroup.com](mailto:surveys@readingspropertygroup.com).



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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