

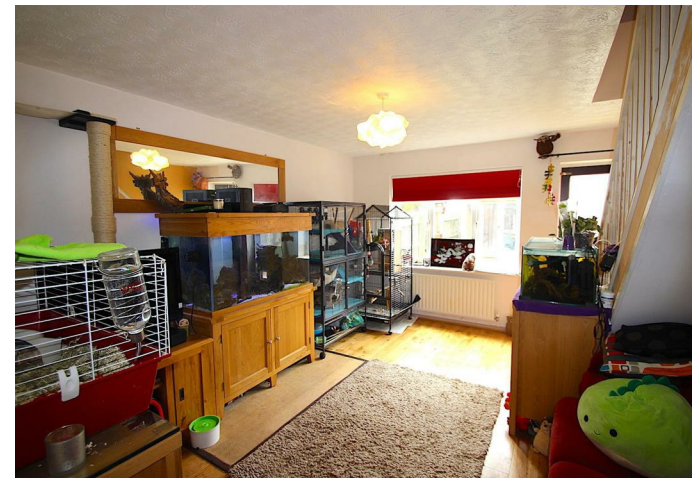
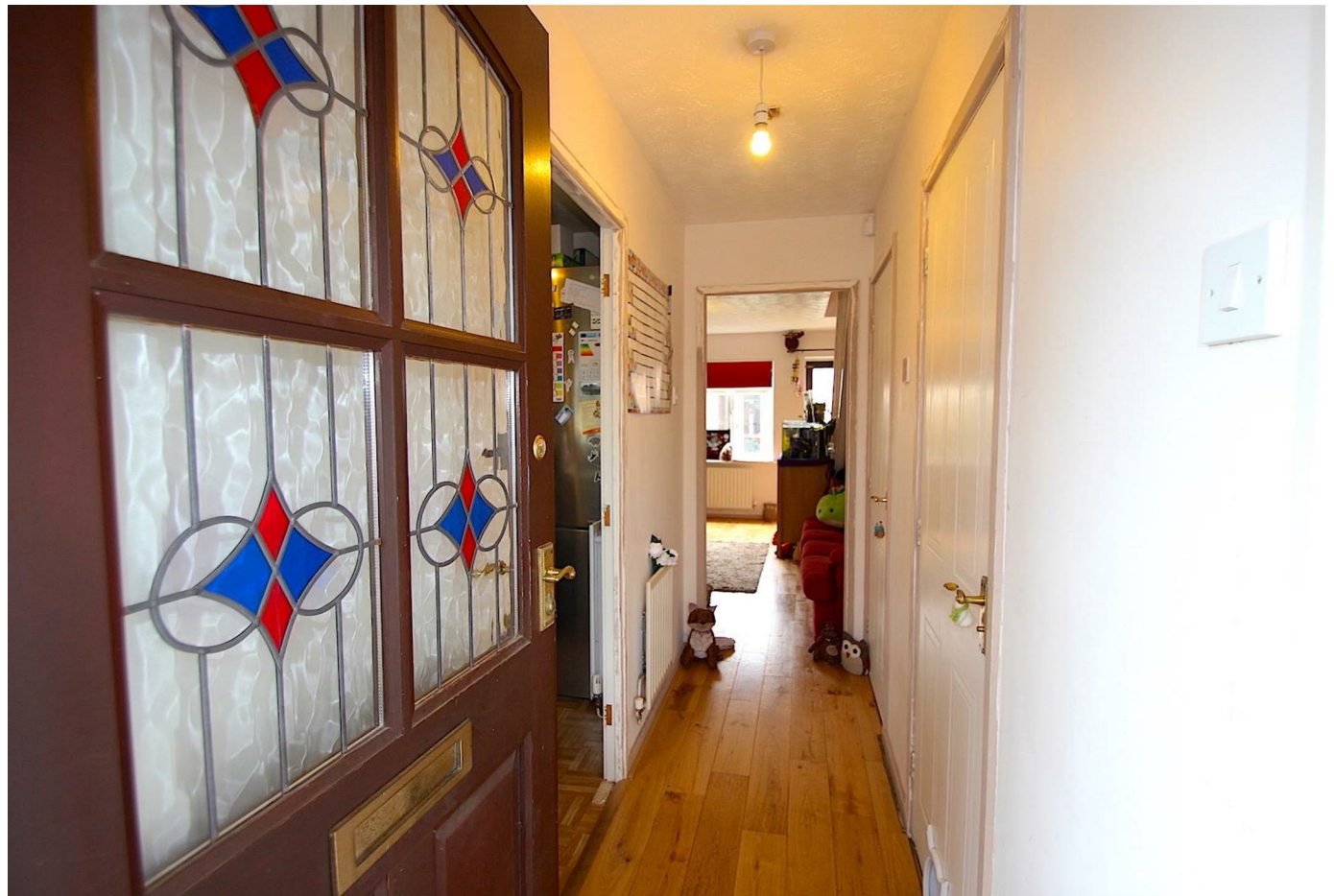
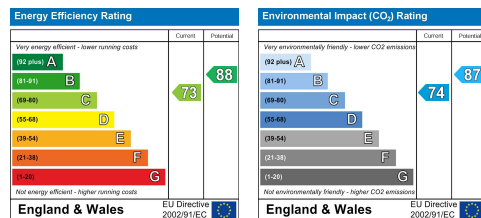


St. Davids Road,
Leicester, Leicestershire, LE3 6TY

NEWTONFALLOWELL 

St. Davids Road,
Leicester, Leicestershire, LE3 6TY
Asking Price **£134,950**

Boasting a re-fitted modern shower room and privately owned solar panels, this two bedroom end town house represents an exciting opportunity for first time purchasers and investors to acquire a conveniently located property for access to the motorway and must be viewed in person to be fully appreciated. The property benefits from double glazing and gas central heating and briefly comprises an entrance porch and hall, downstairs WC, lounge and kitchen to the ground floor with two bedrooms and shower room to the first floor. Outside there is a lawned garden with a larger than average timber shed. An early viewing is strongly recommend to avoid disappointment.



Accommodation

Front entrance door opens into the;

Entrance Porch

Providing an ideal space for coats and shoes, there is a door leading to the;

Entrance Hall

With a central heating radiator and access to all of the downstairs accommodation.

Kitchen

9'5" x 6'4" (2.87m x 1.93m)

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled surrounds. Features include a built in 'Indesit' oven with hob over and extractor hood above, inset stainless steel sink and drainer unit, space for fridge freezer and provisions for washing machine. With a window to the front elevation and central heating radiator.

Lounge

14'7" x 12'6" (4.45m x 3.81m)

With a window to the rear elevation, staircase to first floor, central heating radiator and rear access door.

First Floor Landing

Giving access to two bedrooms and bathroom, with a built in storage cupboard housing Worcester Bosch boiler.

Bedroom One

8'8" max x 12'7" (2.64m max x 3.84m)

A double room offering two front elevation windows allowing for ample natural light. With carpet flooring and central heating radiator.

Bedroom Two

8'5" x 9'3" not into robe (2.57m x 2.82m not into robe)

With a window to the rear elevation, built in wardrobe, central heating radiator and carpet flooring.

Shower Room

Re-fitted at the beginning of the 2019, the shower room is fitted with a three piece suite comprising a walk in shower, wash basin and wc set in vanity, with complementary tiled walls and flooring. There is a heated towel rail, spotlights and an obscure side elevation window.

Outside

Side access leads to the rear where a mainly laid to lawn south-west facing garden can be found. Featuring a paved area adjacent to the property, timber shed and fencing to boundaries.

Solar Panels

Please be aware that the property benefits from privately owned solar panels to the roof. They allow for reduced electricity bills and offer a client log in so you can monitor the solar generated electricity usage. The sellers are happy to provide further in depth details upon request at viewings.

To Find The Property

From our office on Hinckley Road in Leicester Forest East, head east along Hinckley Road. At the roundabout take the first exit onto New Parks Road. At the next roundabout take the first exit onto Scudamore Road. Take an eventual right hand turning onto Ryder Road. Turn left onto St. Davids Road where the property can be found.

Tenure

Freehold with vacant possession upon completion.



Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel: 0116 454 1000) - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts on 0116 366 5666 or you can send an email to lfe@newtonfallowell.co.uk.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Thinking Of Selling Your Home?

If you have a house to sell then we would love to provide you with a free no obligation valuation.



