



Pool Road

Newfoundpool, Leicester, Leicestershire,
LE3 9GE

Offers In Region Of £160,000

A SPACIOUS, must view for a First Time Buyers or Buy to Let investors alike. The property is within easy reach of local amenities and major road networks. Must be viewed to fully appreciate the size of accommodation on offer.



Property Features

- Ideal First Time Buy
- SOUGHT after LOCATION
- NO CHAIN!!!
- 2 Reception Rooms
- LARGER THAN AVERAGE
- Close to Local Amenities
- Large workshop to the rear
- Large Rear Garden
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Full Description

A SPACIOUS, must view for a First Time Buyers or Buy to Let investors alike. The property is within easy reach of local amenities to include Lidl & Tesco Express and major road networks providing regular bus routes and quick access to major motorway links and Ring roads.

The property comprises in brief, Hallway, Family Living Room, Dining Room, Kitchen, to the 1st floor there are 3 good size bedrooms and the master benefits from Ensuite shower room and a family Bathroom, the outside space features a Large workshop and a low maintenance rear garden. The property is ideally located a very short journey from the City Centre,

Must be viewed to fully appreciate the size of accommodation on offer 0116 352 7012.

ENTRANCE HALL Wood panel door leading to Lounge area, Radiator, Ceiling light, Staircase leading to 1st floor.

LOUNGE 11' 11" x 1' 3" (3.65m x .40m)
uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

LOUNGE/DINER 12' 4" x 11' 1" (3.77m x 3.40m)
uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Carpet laid to floor.

KITCHEN 18' 5" x 8' 2" (5.63m x 2.51m)
uPVC door leading to balcony, uPVC double glazed window, Radiator, Inset ceiling lights, Ceramic tiles laid to floor, 4 hob gas cooker with matching canopy extractor, Full range of fitted Eye to Base level kitchen units with worktop, Complementary splash back tiles, Inset stainless steel sink with Stainless Steel mixer tap, Space for Fridge and Washing machine.

BEDROOM 1 12' 11" x 11' 8" (3.96m x 3.57m)
uPVC double glazed window, Wood panel door leading to Ensuite, Radiator, Ceiling light, Fitted wardrobes, Carpet laid to floor.

ENSUITE uPVC double glazed window, Wood panel door, Ceiling lights, Vinyl laid to floor, Full tiled walls, Walk in shower cubicle with Stainless Steel mixer tap, Low level W/C and Inset Vanity unit with Stainless Steel mixer tap.



BEDROOM 2 12' 4" x 8' 9" (3.78m x 2.67m)

uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Fitted wardrobes, Carpet laid to floor.

BEDROOM 3 8' 9" x 8' 4" (2.69m x 2.56m)

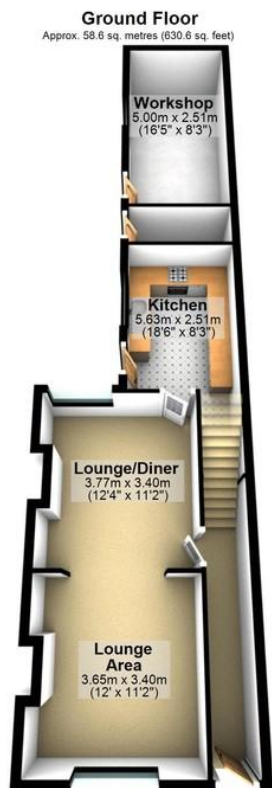
uPVC double glazed window, Wood panel door, Radiator, Ceiling light, Fitted wardrobes, Carpet laid to floor.

BATHROOM 6' 2" x 5' 1" (1.88m x 1.55m)

Radiator, Ceiling lights, Ceramic tiles laid to floor, Full tiled walls, 3 piece Bathroom suite Plastic panel bathtub with Stainless Steel mixer tap, Low level W/C and Inset Vanity unit with Stainless Steel mixer tap.

OUTSIDE To the rear of the property there is a fully enclosed rear garden with wooden fencing, There is a Workshop to the rear which also has plumbing for outside WC and shower cubicle and a wooden gate which provides access to the front of the property.





Total area: approx. 105.2 sq. metres (1132.3 sq. feet)

Further information:

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.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

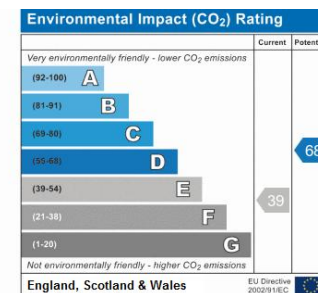
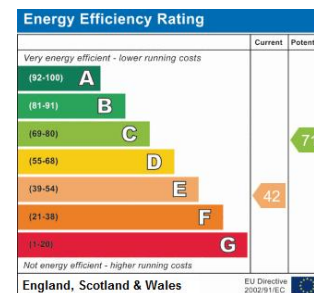
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band A

Viewings: By appointment only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

