



Fulford Road,
Leicester, Leicestershire, LE3 6UL

NEWTONFALLOWELL 

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Leicester, Leicestershire, LE3 6UL
55% Shared Ownership £82,500

55% Shared Ownership! Ideal for a first time buyer, fall in love with this two bedroom end terrace home now enjoys the benefit of having gas central heating and double glazed windows and must be viewed in person to be fully appreciated. The layout comprises an entrance hall, ground floor wc, kitchen and lounge diner with the first floor offering two bedrooms and a modern bathroom. Occupying a corner plot, there are gardens to the front and rear with a driveway for two cars at the rear. Conveniently positioned for access to the motorway, an early viewing comes highly recommended to avoid disappointment. This property is also available to purchase at 100%.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		74	75
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	72
EU Directive 2002/91/EC			



Accommodation

Front entrance door opens into the;

Entrance Hall

With a staircase rising to the first floor, central heating radiator and doors giving access to all of the downstairs accommodation.

Ground Floor WC

Comprising a WC and wash hand basin, with a central heating radiator and window to the front elevation. The consumer unit can also be found in this area of the property.

Kitchen

11'0" x 5'9" (3.35m x 1.75m)

Presented with neutral decor, the kitchen is fitted with a modern range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include a sink and drainer unit with mixer tap, built in 'Cooke & Lewis' oven with hob over and extractor hood above, built in dishwasher and space for washing machine and fridge freezer. There is also a window to the front elevation.

Lounge Diner

13'2" x 12'4" (4.01m x 3.76m)

Affording space for both comfortable sitting and formal dining, the lounge diner is presented with carpet flooring and offers sliding patio doors to the garden. With a useful built in storage cupboard, feature wall and central heating radiator.

First Floor Landing

Stairs rise to the first floor landing which gives access to two bedrooms and bathroom. There is also a hatch to the loft space where a Baxi boiler can be found.

Bedroom One

11'2" max x 10'4" not into robes (3.40m max x 3.15m not into robes)

A double room flooded with neutral light from two front elevation windows. With built in wardrobes, central heating radiator and built in cupboard.

Bedroom Two

7'7" max x 12'4" (2.31m max x 3.76m)

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

Bathroom

6'4" x 5'10" (1.93m x 1.78m)

Fitted with a modern three piece suite comprising a bath tub with shower over, wash hand basin and low level WC. There is also an extractor fan and heated towel rail.

Outside

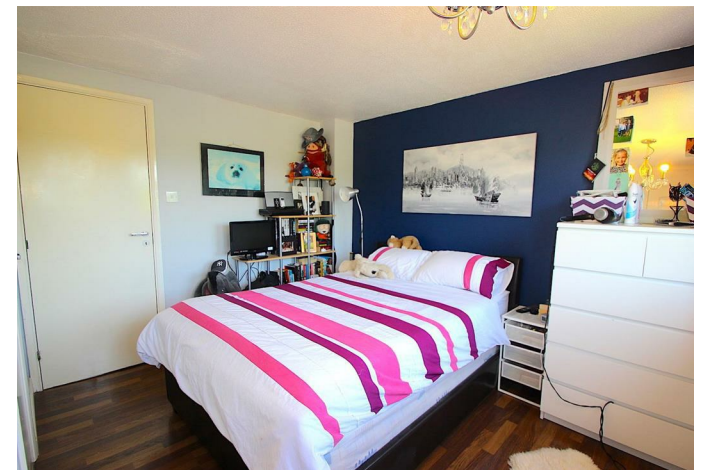
A particular selling feature of the accommodation is the plot which firstly begins with a lawned front garden with shrubbery to the front creating a privacy feel. Gated access to the side leads to a mainly laid to lawn garden with decking adjacent to the accommodation ideal for outdoor entertaining. There is also walled and fenced boundaries. Beyond the garden is a driveway providing parking for two cars.

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. Turn right onto Fulford Road where the property can be found.

Tenure

Leasehold 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.

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.

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