Cavendish Road,

Leicester, Leicestershire, LE2 7PJ

NEWTONFALLOWELL

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Leicester, Leicestershire, LE2 7PJ
Asking Price **£155,000**

A DELIGHTFULLY PRESENTED MID TERRACED PROPERTY HAVING MODERN AND CONTEMPORARY DECOR THROUGHOUT OFFERING TWO DOUBLE BEDROOMS WITH ATTIC CONVERSION LOCATED WITHIN THE AYLESTONE SUBURB OF LEICESTER LE2: Newton Fallowell Oadby are delighted to offer For Sale this ideal first time buyer or investment opportunity located close to many local shops, amenities, schools and leisure facilities within a popular area of Leicester having excellent road links into the city centre. The accommodation offers a front lounge along with dining room and kitchen to the ground floor with two double bedrooms and bathroom to the first floor along with an attic conversion. There is a nicely presented and well maintained patio garden with the property benefiting from gas central heating and double glazing throughout.
Call Newton Fallowell Oadby for FREE Sales valuations on a no sale no fee basis.

Accommodation

Lounge
11'6" x 11'1" (3.53 x 3.38)
Double glazed window and entrance door to the front aspect, laminate flooring, central heating radiator, contemporary decor and comfortable reception room.

Dining Room
11'5" x 11'1" (3.49 x 3.38)
Double glazed french doors leading to the rear garden, carpet flooring, central heating radiator, understairs storage cupboard, stairs to first floor, door through to kitchen.

Kitchen
10'0" x 5'5" (3.07 x 1.67)
Vinyl flooring, central heating radiator, combi boiler, double glazed window and door to the side aspect, base and wall fitted units, stainless steel sink and drainer unit, plumbing and space for appliances, space for free standing gas cooker, part tiled walls.

First Floor Landing
Carpet flooring, central heating radiator, doors through to two bedrooms and bathroom along with stairs to attic bedroom.

Bedroom One
12'10" x 11'6" (3.93 x 3.53)
Spacious double bedroom with contemporary feel, laminate flooring, double glazed window to front aspect, central heating radiator, feature fireplace.

Bedroom Two
11'6" x 9'11" (3.51 x 3.03)
Double Bedroom, laminate flooring, central heating radiator, built in wardrobe, double glazed window to rear aspect, feature fireplace.

Bathroom
10'1" x 5'6" (3.09 x 1.69)
Modern fitted bathroom with laminate flooring, part tiled walls, heated towel rail, vanity unit wash hand basin, low level flush w/c, bath with shower over, airing cupboard storage, double glazed window to rear aspect, extractor fan.

Attic Room
12'1" x 11'10" (3.69 x 3.63)
Converted attic space currently used as a bedroom although can be used for multiple uses, carpet flooring, sky light, eaves storage.

Gardens
Shared side access leading to a well presented and maintained patio garden with fenced and wall boundaries, partly laid to lawn with outbuildings.

Tenure
We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion of sale.

Council Tax Information
Leicester City Council - Tax Band A. Please be advised that when a property is sold or extended, 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 at our Oadby office or via email.

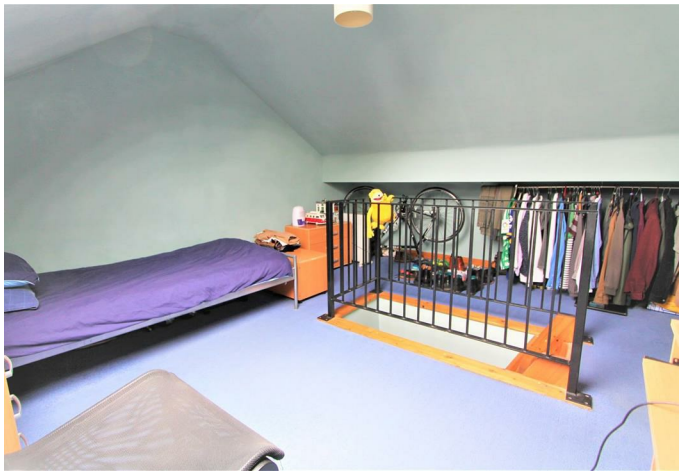
Thinking Of Selling? FREE Sales Valuations
If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

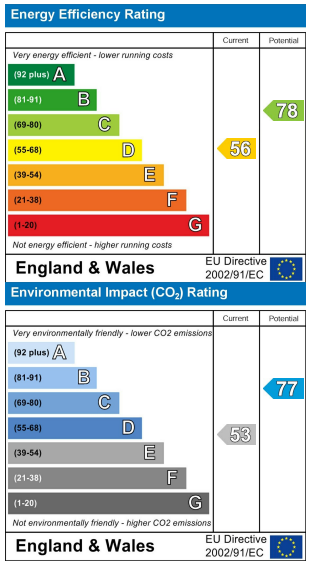
Money Laundering Regulations

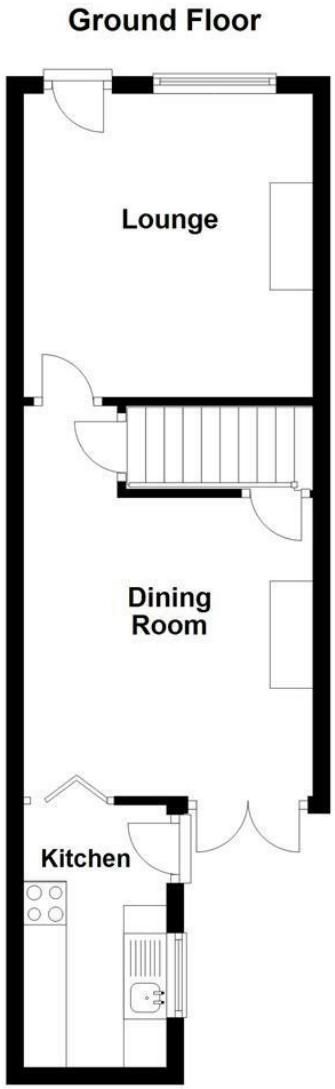
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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

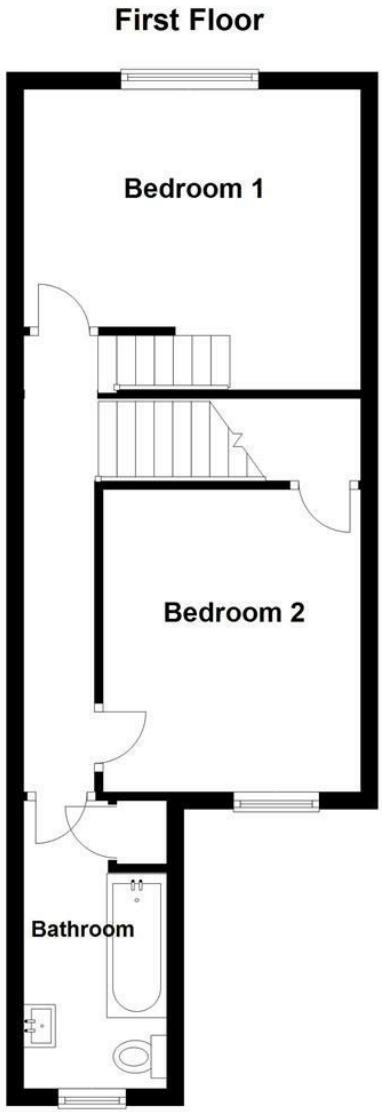
Agents Notes

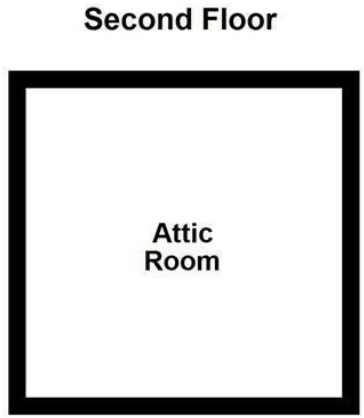
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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 firms 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.











Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

NEWTON FALLOWELL

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