



St. Michaels Avenue,
Leicester, Leicestershire, LE4 7AG

NEWTONFALLOWELL 

**St. Michaels Avenue,
Leicester, Leicestershire, LE4 7AG
Guide Price £240,000**

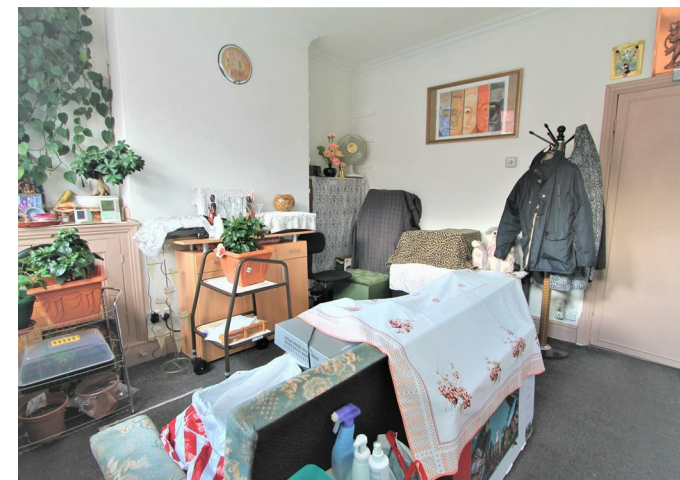
A well located THREE BEDROOM MID TERRACE property within the BELGRAVE AREA OF LEICESTER LE4 close to Melton Road, Gipsy Lane and many shops, amenities and local schools including Rushey Mead Primary: Newton Fallowell Oadby are pleased to offer For Sale this spacious and extended ideal first time buy or investment opportunity within a very popular area having excellent road links to Leicester City Centre with Rushey Mead & Thurmaston to the north and many local shops within walking distance. The accommodation offers a front sitting room leading through into a lounge/diner, kitchen, utility room and ground floor bathroom. The first floor provides three bedrooms and a w/c. Outside there is a shared side access leading to a patio courtyard garden.
Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation

Sitting Room

11'10" x 11'3" (3.62 x 3.45)

Front reception room having UPVC entrance door, bay window, carpet flooring and central heating radiator.



Lounge/Diner

15'5" x 11'3" (4.70 x 3.45)

Second reception room having stairs to first floor, window to rear aspect, door through to kitchen, carpet flooring, central heating radiator.

Kitchen

14'11" x 6'11" (4.57 x 2.11)

Fitted kitchen having base and wall mounted storage units, sink and drainer unit, gas hob with extractor hood, boiler, space and plumbing for appliances, vinyl flooring, part tiled walls, central heating radiator, window to side aspect and opening through to utility.

Utility Room

8'10" x 6'11" (2.70 x 2.11)

Utility space having door and window to side aspect, plumbing for appliances, vinyl flooring and central heating radiator.

Bathroom

Ground floor bathroom having fitted suite of bath, low level flush w/c, pedestal wash hand basin, walk in corner shower, part tiled walls, window to side aspect and central heating radiator.

First Floor Landing

Landing area with doors to all rooms, central heating radiator and carpet flooring.

Bedroom One

12'10" x 12'0" (3.93 x 3.66)

Double bedroom with window to front aspect, carpet flooring and central heating radiator.

Bedroom Two

12'5" x 9'10" (3.79 x 3.01)

Double bedroom with window to rear aspect, wardrobe storage, carpet flooring and central heating radiator.

Bedroom Three

11'7" x 6'10" (3.54 x 2.09)

Third bedroom with window to rear and side aspects, carpet flooring, central heating radiator.

W/C

First floor W/C with vanity unit wash hand basin having tiled splash back, low level flush w/c, carpet flooring and extractor fan.

Outside

Paved frontage having brick built wall leading to front door, shared side access to a paved rear courtyard area with brick boundary walls.

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.

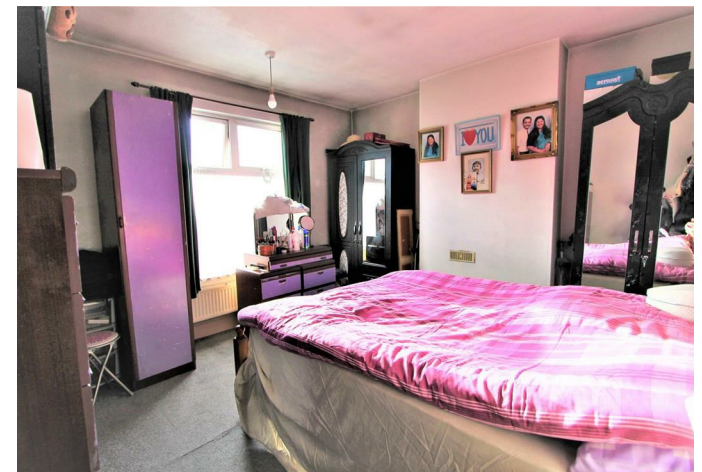
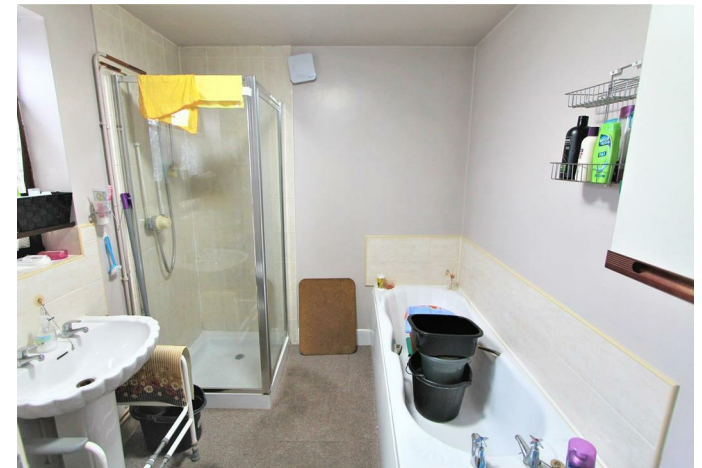
Thinking Of Selling? FREE Sales Valuations

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.

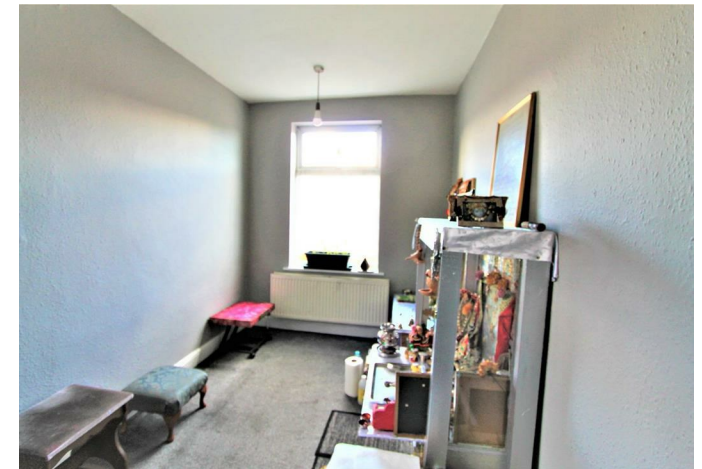
Money Laundering Regulations

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.

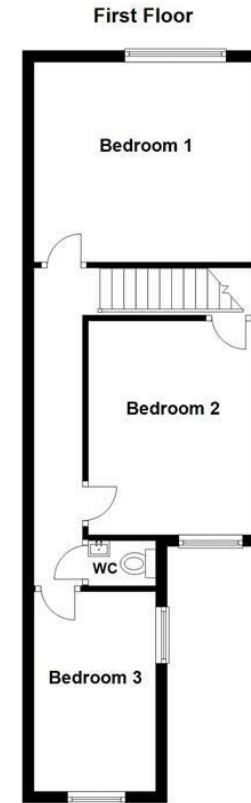
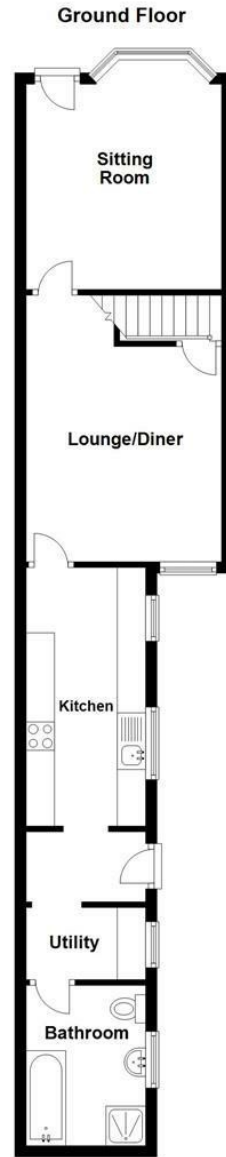
Agents Notes



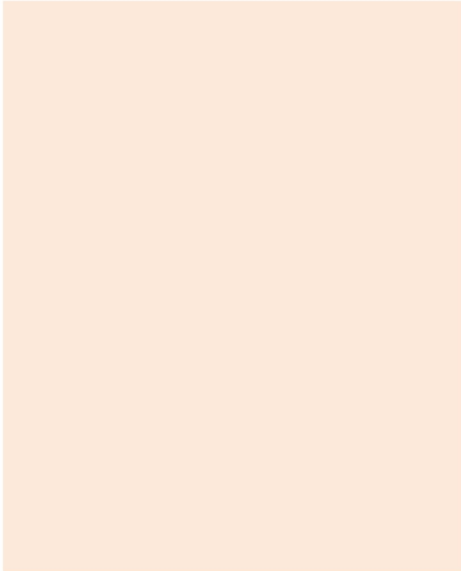
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales		EU Directive 2002/91/EC



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



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