



Goldhill Road,
Leicester, Leicestershire, LE2 3LE

NEWTONFALLOWELL  **FLAGSHIP**

Goldhill Road,
Leicester, Leicestershire, LE2 3LE
£239,950

A Unique & Rare two double bedroom detached property having been thoughtfully modernised throughout and being located within the highly desirable area of South Knighton in Leicester LE2, close to many well regarded schools and boutique shops. Newton Fallowell Estate Agents in Oadby are very proud to bring to the market For Sale one of the most unusual and rare properties in the UK. Built circa 1900, Rose Cottage offers an opportunity to acquire something very special. The accommodation briefly comprises of a front lounge which has been extended to the front aspect along with a sitting/dining room and open plan modern fitted kitchen to the ground floor. The first floor offers two double bedrooms and contemporary fitted bathroom with new combi boiler. To be sold with No Upward Chain, this superb opportunity must be viewed. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Lounge

11'11" x 11'1" (3.65 x 3.38)

Fully modernised, extended and refurbished, the front reception room has been redecorated with laminate flooring, double glazed window to the extended frontage, hardwood double glazed entrance door, central heating radiator and meter cupboard.

Sitting Room/Dining Room

11'10" x 11'1" (3.63 x 3.38)

Having been fully redecorated and updated the second reception room provides a light and spacious feel being open plan to the kitchen with UPVC double glazed French doors leading into the courtyard patio garden, laminate flooring, central heating radiator, understairs storage, stairs to the first floor and original design arch window to the side aspect.

Kitchen

7'9" x 5'11" (2.37 x 1.81)

Contemporary and fully modernised kitchen having gloss fronted base and wall storage cupboards, roll top hardwood effect worktops, stainless steel sink and drainer unit, gas hob, oven and extractor hood, space and plumbing for appliances, double glazed window to the side aspect, laminate flooring, spot lights to ceiling and chrome fixtures and fittings providing the final touch to a superbly presented space which is open plan to the sitting room.

First Floor Landing

Redecorated with new carpet the landing area provides doors to two bedrooms and bathroom with central heating radiator and spot lights to the ceiling.

Bedroom One

11'11" x 10'11" (3.65 x 3.35)

Recently redecorated with new carpet flooring this spacious and light double bedroom has a double glazed window to the front aspect with central heating radiator and high ceiling.

Bedroom Two

11'11" x 7'10" (3.64 x 2.40)

Second bedroom having a double glazed window to the rear aspect, redecorated with new carpet flooring, central heating radiator and wardrobe storage with loft access.

Bathroom

Refitted and fully modernised bathroom having vanity wash hand basin, low level flush w/c, bath with shower over and glass screen, double glazed window to rear aspect, heated towel rail, tiled floor and part tiled walls along with storage cupboard having a newly fitted combi boiler.

Outside

The property has a rendered wall boundary set back from the street with a gate and side access leading into a pleasant and well proportioned paved courtyard patio garden, having brick and fence boundaries, outside tap and providing an ideal space for dining and relaxing.

Tenure

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

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

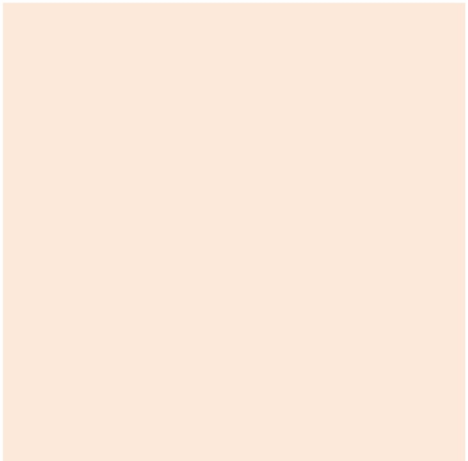
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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



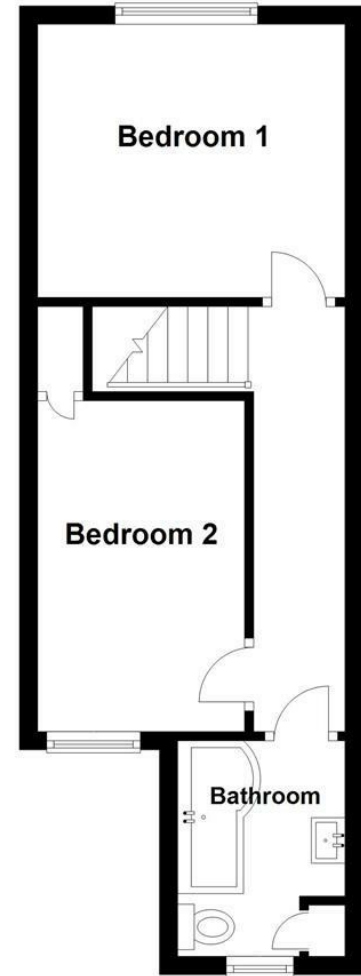
NEWTON
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Ground Floor



First Floor



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

