



Connells

Epping Way
Leicester



Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This mid-terrace property is in a sought after location and benefits from three bedrooms, lounge/diner, kitchen and off road parking. An ideal first time buy or investment purchase - viewing is highly recommended.

Entrance Hall

There is a door and window to the front of the property and stairs rising to the first floor.

Lounge/Diner

There are windows to the front and rear of the property, fireplace with wooden surround, coving to the ceiling and central heating radiator.

Kitchen

Fitted with wall and base units, work surfaces housing the sink, splashback tiling, integrated oven and hob, space for a fridge freezer, tiled flooring, understairs cupboard, window and door to the rear of the property.



First Floor Landing

With stairs rising from the hallway.

Bedroom One

With a window to the front of the property, central heating radiator and cupboard.

Bedroom Two

With a window to the rear of the property, central heating radiator and cupboard.

Bedroom Three

With a window to the front of the property, radiator and cupboard.

Bathroom

There is a window to the front of the property, bath, wash hand basin in a vanity unit, wc, central heating radiator, partly tiled walls and window to the rear of the property.

Outside

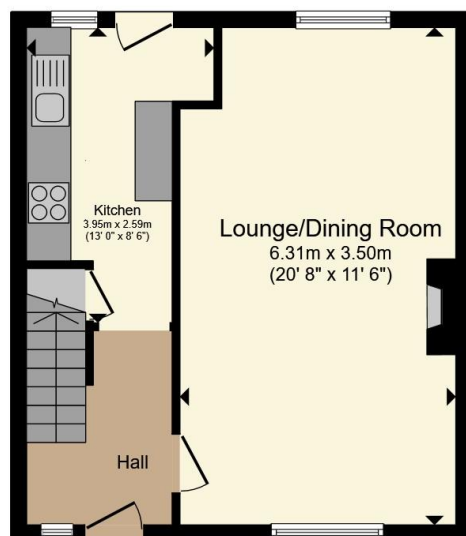
There is off road parking at the front of the property.

The rear garden has a block paved patio and brick built shed.

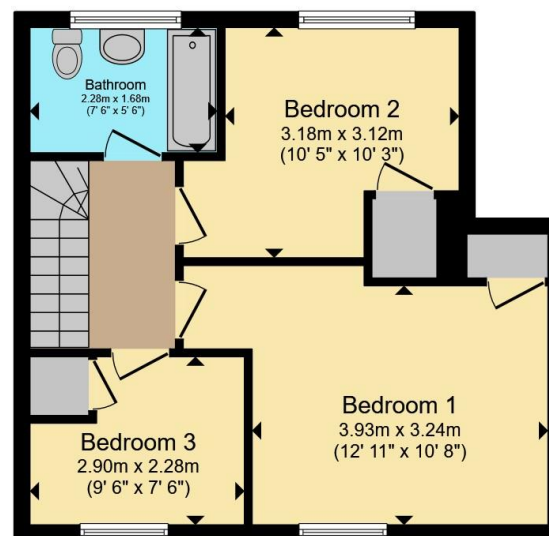




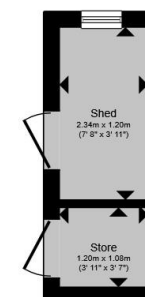




Ground Floor



First Floor



Outbuilding

Total floor area 103.1 m² (1,109 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA310132

directions to this property:

Proceed out of Blaby along Leicester Road, at the roundabout continue straight ahead towards Glen Parva. Continue straight ahead at the traffic lights and turn right onto Red House Road. Take the first right turn onto Ambleside Drive, left onto Kelso Green, then fourth left onto Epping Way where the property is located.

EPC Rating: C Council Tax
Band: A

Tenure: Freehold



1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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