Connells

Monmouth Drive
Leicester

Monmouth Drive
Leicester LE2 9RN

for sale
£190,000

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 being offered for sale with no onward chain. It benefits from three bedrooms, bathroom, lounge & kitchen/diner and would make an ideal first time buy or investment purchase. Viewing is highly recommended.

Entrance Porch

A door leads into porch from the front garden which in turn leads through to the hallway.

Hallway

A door leads from the porch and there are stairs rising to the first floor and an opening through to the lounge.

Lounge

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

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated cooker and hob with cooker hood over, two windows to the rear of the property and a door leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

With a window to the rear of the property and radiator.

Bedroom Two

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

Bedroom Three

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

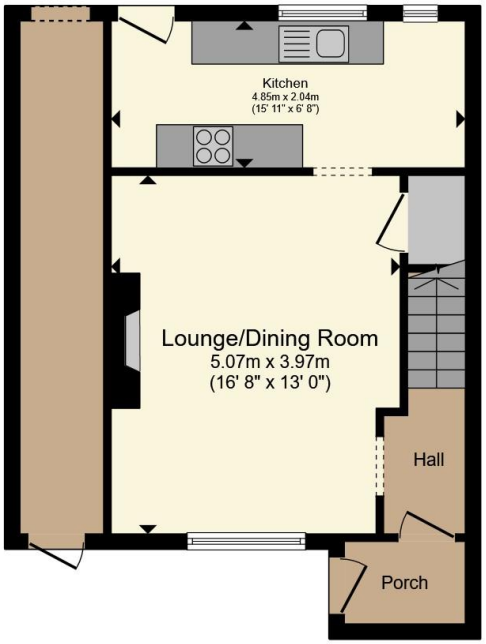
Family Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls and window to the rear of the property.

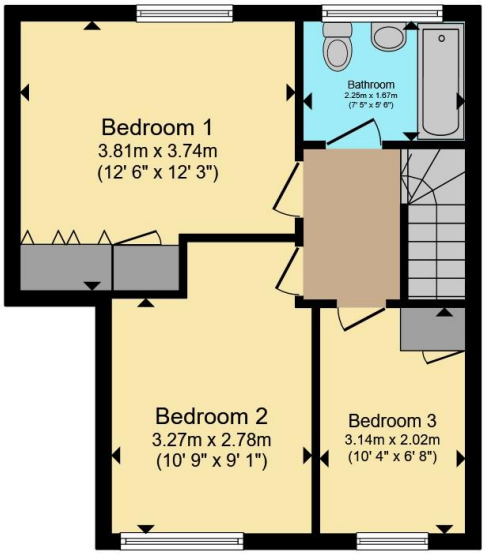
Outside

At the front of the property there is a path leading to the front door, gravelled area either side and there is an alleyway at the side through to the rear garden.

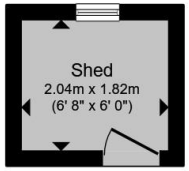
The rear garden has a lawn, brick built shed and fenced surrounds.



Ground Floor



First Floor



Outbuilding

Total floor area 89.1 m² (959 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/BLA310150

directions to this property:
Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva. Turn right onto Hillsborough Road and right onto Featherstone Drive, then left onto Monmouth Drive where the property is located.

EPC Rating: E

Council Tax
Band: A

Tenure: Freehold

The Property Ombudsman

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.