

FOR SALE

20 Gwencole Crescent Leicester LE3 2FH

- ❖ 3 Bedroom Semi Detached
- ❖ Single Storey Rear Extension
- ❖ uPVC Double Glazing
- ❖ Gas Central Heating
- ❖ Off Road Parking
- ❖ CRI: £8,100 pax



PRICE: £154,950

Kal Sangra - Shonki Brothers Ltd are pleased to offer this 3 bedroom semi detached house situated in an established residential location in Braunstone, off Narborough Road South. The property benefits from good bus routes into the city centre and excellent amenities nearby at Fosse Park Shopping Centre thus making it an ideal first time buyer, family home or investment opportunity. The property comprises of an entrance porch, hallway, w.c, open plan lounge, dining room, kitchen, utility room, 3 bedrooms, family bathroom and benefits from uPVC double glazing and gas central heating. There is also a driveway providing off road parking.

The property is currently tenanted on an unfurnished 12 month Assured Shorthold Tenancy agreement from 06.12.13 – 05.12.14 at £675.00 per calendar month (£8,100 pax). The tenant is holding over.

DIRECTIONS

Proceed out of Leicester city centre via the A594 Waterloo Way, turning right onto Almond Road. Turn immediately right onto Aylestone Road and after quarter of a mile turn left onto Walnut Street, continuing onto Upperton Road. At the t-junction turn left onto A5460 Narborough Road. After approximately 1 mile, turn left onto Braunstone Lane East and then immediately turn right onto Narborough Road South. Take the 2nd left onto Gwencole Avenue followed by the first right onto Gwencole Crescent where the property can be identified by our 'For Sale' Board on the right hand side.

ACCOMMODATION – all measurements are approximate:

Ground Floor:

Entrance Hall: With entrance porch containing Potterton Combi-Boiler, gas central heating radiator, built-in under stairs cupboard, stairs leading to first floor landing, and access to:

W.C: Having double glazed window to the side elevation, wall mounted wash hand basin, gas central heating radiator and extractor fan.

Lounge: 14'12" (4.32m) x 11'5" (3.48m): Having double glazed window to the front elevation, wooden flooring, television aerial point, telephone point, gas central heating radiator and electric sockets.

Dining Room: 8'2" (2.50m) x 6'5" (1.97m): Having wooden flooring, gas central heating radiator and electric sockets.

Kitchen: 12'3" (3.73m) x 4'8" (1.43m): Having double glazed window to the side elevation, tiled flooring, stainless steel sink & drainer, a range of white wall and base units with worktops over, tiled splash backs, electric oven and gas hob with extractor hood, built-in dishwasher, gas central heating radiator and electric sockets.

Extension/Utility Room: 14'7" (4.47m) x 7'9" (2.37m): Having double glazed window and patio door to the rear elevation, tiled flooring, a range of white wall and base units with worktops over, tiled splash backs, plumbing connection for washing machine, gas central heating radiator and electric sockets.

First Floor:

Landing: Having double glazed window to the side elevation, gas central heating radiator and connecting doors leading to:

Bedroom 1: 14'1" (4.32m) x 10'11" (3.35m): Having double glazed bay window to the front elevation, carpet flooring, gas central heating radiator and electric sockets.

Bedroom 2: 11'4" (3.46m) x 10'11" (3.34m): Having double glazed window to the rear elevation, carpet flooring, gas central heating radiator and electric sockets.

Bedroom 3: 8'4" (2.54m) x 6'6" (1.99m): Having double glazed window to the front elevation, carpet flooring, gas central heating radiator and electric sockets.

Bathroom: 6'8" (2.04m) x 5'11" (1.83m): Having double glazed window to the rear elevation, tiled flooring, part tiled walls, white bathroom suite comprising bath tub with overhead shower, pedestal wash hand basin, w.c., extractor fan and heated towel rail.

Outside:

There is off road parking and graveled garden to the front, with side passageway leading to the rear garden which is mainly laid to lawn, with a small patio area.

Services:

Mains services are connected to the property. The services, fittings and appliances have not been tested by the selling agents.

Tenancy:

The property is currently tenanted on an unfurnished 12 month Assured Shorthold Tenancy (AST) agreement from 06.12.13 – 05.12.14 at £675.00 per calendar month (£8,100 pax). We understand that the tenant is currently holding over.

Council Tax:

The property falls within Council Tax Band 'B' which is £1,176.22 for the year 2014/15.

Energy Performance Certificate:

The property has an energy rating of 63 – Band D.

Viewing:

By appointment through the sole selling agent.

Important Information:

All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety:

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

