

for sale

£185,000



Cross Street Enderby Leicester LE19 4NJ

Nestled in the heart of the sought-after village of Enderby, this charming two-bedroom home is available with no onward chain. Well maintained and presented throughout, the property offers a welcoming atmosphere and is ideally suited to first-time buyers looking to step onto the property ladder.



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Lounge

There is a door and window to the front of the property, brick built fireplace, central heating radiator, ceiling rose and under stairs cupboard.

Dining Room

There are French doors leading out to the rear garden, brick built fireplace, central heating radiator, stairs rising to the first floor and door to the kitchen.

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, cooker hood, spot lights to the ceiling, windows to the rear and side of the property and a door to the side of the property.



First Floor Landing

With stairs rising from the lounge.

Bedroom One

With windows to the front and side of the property, storage cupboard and fireplace.

Bedroom Two

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

Bathroom

There is a bath, wash hand basin in a vanity unit, wc and window to the rear of the property.

Outside

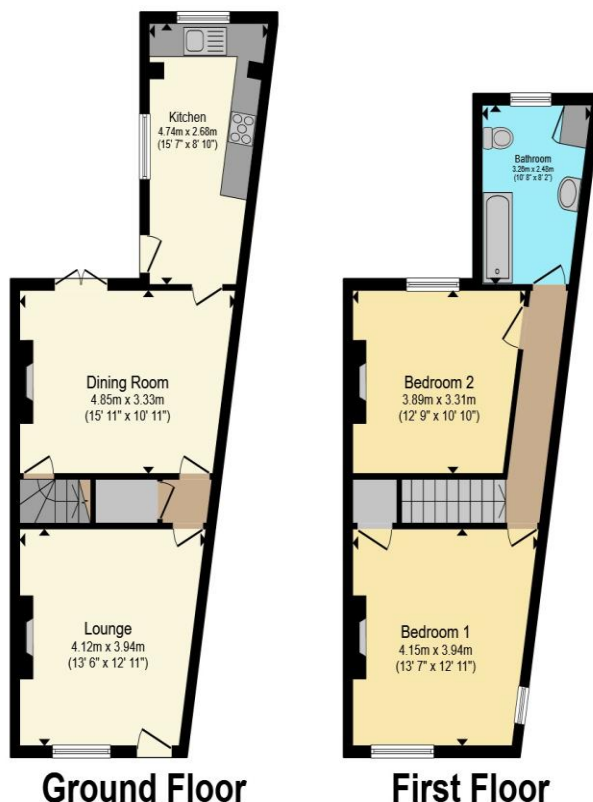
At the front of the property there is a wall and small garden area.

At the rear there is a paved courtyard garden with a side gate.

Note:

'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.'





Total floor area 88.3 m² (950 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

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directions to this property:

Proceed out of Blaby along Enderby Road, at the roundabout continue straight ahead towards Enderby. At the Foxhunter roundabout continue straight and proceed along to the next set of traffic lights and turn left onto High Street, bearing left onto Cross Street where the property is located.

To view this property please contact Connells on

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8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

Property Ref: BLA310139 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: A

view this property online

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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.

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