



Fair-Way Properties

Your Local, Independent, Family Property Specialists

www.fwproperties.co.uk

Residential Sales & Property Management

Clement Avenue, Belgrave, LE4

£250,000



- No Chain!
- Rushey Mead
- Kitchen / Diner
- 2 Double Bedrooms
- Modern Bathroom
- Modern Gas Boiler
- Small Garden
- Off Road Parking
- 360 Virtual Tour

Fair-Way Properties are pleased to present this well presented 3 bed mid terrace property located close to local amenities and schools in the popular area of Rushey Mead. The house downstairs briefly comprises of an entrance hall, a spacious lounge, a modern fitted kitchen / diner and external toilet. Upstairs there are two double bedrooms and a single bedroom as well as a family bathroom with a shower over the bath. There is a low maintenance rear garden with gated access from the side. To the front of the property there is off road parking for one vehicle. The property benefits from Gas Central Heating and Double Glazing throughout.

VIEWING BY APPOINTMENT WITH AGENTS FAIR-WAY PROPERTIES

657 Loughborough Road, Birstall, Leicester, Leicestershire, LE4 4NL T: 0116 267 4049 E: info@fwproperties.co.uk W: www.fwproperties.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER FAIR-WAY PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

Clement Avenue, Belgrave, LE4

Entrance Hall

1.20m x 1.70m (3'11" x 5'7")

The entrance hall is accessed via a UPVC double glazed door. There is a further internal door providing access to the lounge and a staircase to the first floor.

Lounge

3.70m x 3.75m (12'2" x 12'4")

The lounge benefits from a large UPVC double glazed bay window and a doorway providing access to the kitchen / diner.

Kitchen / Diner

4.50m x 3.35m (14'9" x 10'12")

The kitchen / diner benefits from a range of wall and base units, space for a washing machine and a built in single electric oven, ceramic hob, and extractor hood. There are 2 UPVC double glazed windows overlooking the garden and patio area and a UPVC double glazed door leading to the garden.

Bedroom 1

3.35m x 3.35m (10'12" x 10'12")

Bedroom 1 is located to the front of the property over the lounge and benefits from a large UPVC double glazed window.

Bedroom 2

3.35m x 2.80m (10'12" x 9'2")

Bedroom 2 is located to the rear of the property overlooking the garden and benefits from a large UPVC double glazed window.

Bedroom 3

1.75m x 2.15m (5'9" x 7'1")

Bedroom 3 is located to the front of the property over the hallway. It benefits from a UPVC double glazed window and gas central heating radiator.

Bathroom

1.70m x 1.75m (5'7" x 5'9")

The bathroom benefits from a modern 3-piece suite including a bath with thermostatic shower and basin with pedestal and a push button toilet.

Outside

To the front of the property there is a pebble driveway with space for 1 car, to the rear of the property there is a small garden with patio area, pebble area and some mature plants. There is also side access via a shared alley with a gate to the front and back.

Council Tax: Band A

Agents Notes

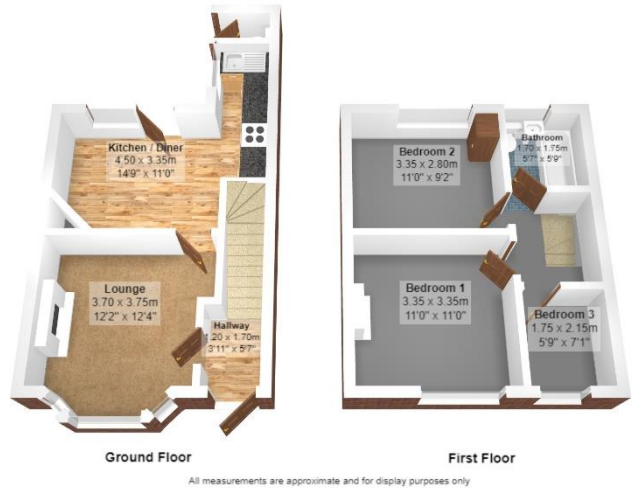
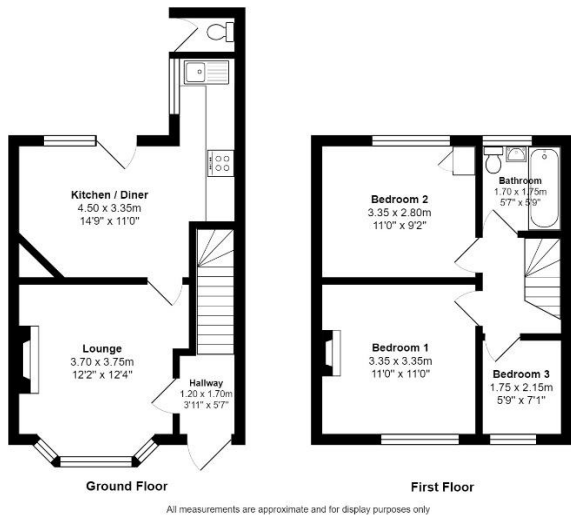
1: Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2: These particulars do not constitute part or all of an offer or contract. 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 4: Potential buyers are advised to recheck the measurements before committing to any expense. 5: Fair-Way Properties has not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyer's interest to check the working condition of any appliances. 6: Fair-Way Properties has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Photos

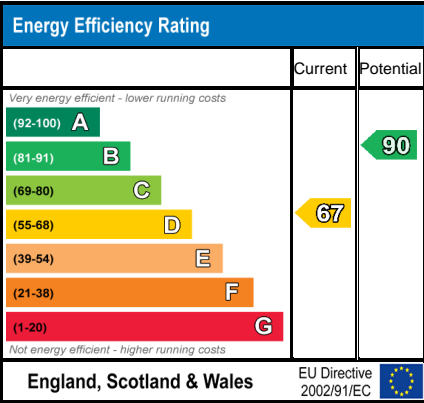




Floorplans



EPC



Location



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