

FOR  
SALE



Tarff Street, New Lubbethorpe, Leicester LE194DT

£110,250 - Leasehold

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## PROPERTY DESCRIPTION

Great First Step On The Ladder! - This modern end town house is offered for sale with 30% shared ownership and has great accommodation set over three floors. The accommodation comprises, entrance hall, dining area, downstairs wc, fitted kitchen, first floor, lounge, bedroom three, second floor landing, two double bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with off road parking to the side and larger than average gardens to the rear. Internal viewing is considered essential

## POINTS OF INTEREST

- *End Town House*
- *30% Shared Ownership*
- *Lounge*
- *Dining Area*
- *Family Bathroom*
- *Three Storey*
- *ORP*
- *Viewing Essential*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing.

#### Dining Area

13' 0" x 9' 1" (3.96m x 2.77m) UPVC double glazed window to the front aspect, under stairs cupboard and radiator.

#### Downstairs WC

Being fitted with two piece suite comprising, low level wc, hand wash basin and heated towel rail.

#### Fitted Kitchen

12' 4" x 9' 5" (3.76m x 2.87m) UPVC double glazed window to the rear aspect, double glazed door to the rear aspect, being fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine and ceiling spot lights.

### First Floor

#### First Floor Landing

UPVC double glazed window to the front aspect, stairs to second floor and radiator.

#### Bedroom Three

12' 1" x 6' 0" (3.68m x 1.83m) UPVC double glazed window to the front aspect and radiator.

### Second Floor

#### Second Floor Landing

#### Bedroom One

12' 5" x 10' 11" (3.78m x 3.33m) UPVC double glazed window to the rear aspect, loft access and radiator.

#### Bedroom Two

11' 10" x 8' 11" (3.61m x 2.72m) Two UPVC double glazed windows to the front aspect, built in airing cupboard and radiator.

#### Family Bathroom

Being fitted with three piece suite comprising low level wc, hand wash basin, bath with shower over and heated towel rail.

#### Front Garden

There is a small frontage with off road parking to the side for multi vehicles.

#### Rear Garden

To the rear of the property there is a good sized corner gardens with patio area and side access.

#### Additional Notes:

Council tax band C (Blaby District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

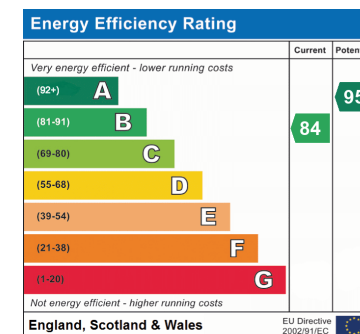
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Lease: 125 years from 24th October 2024

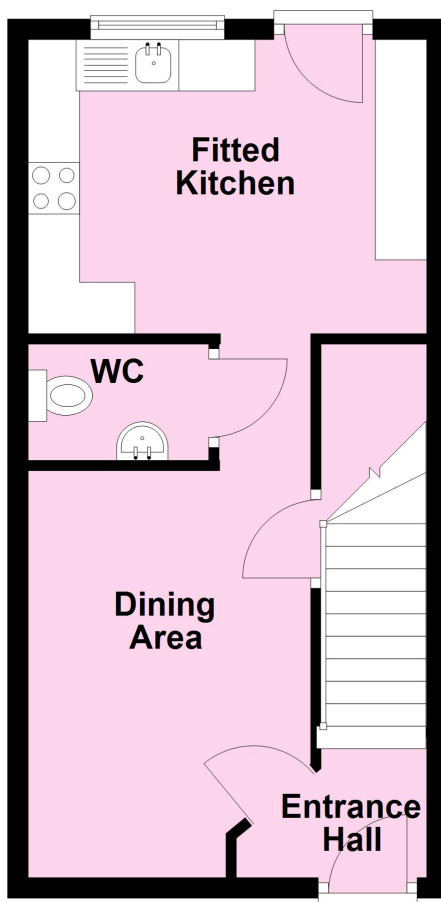
Rent: £577.42 PCM

Service Charge/Buildings Insurance/Management Charge: £14.86 PCM



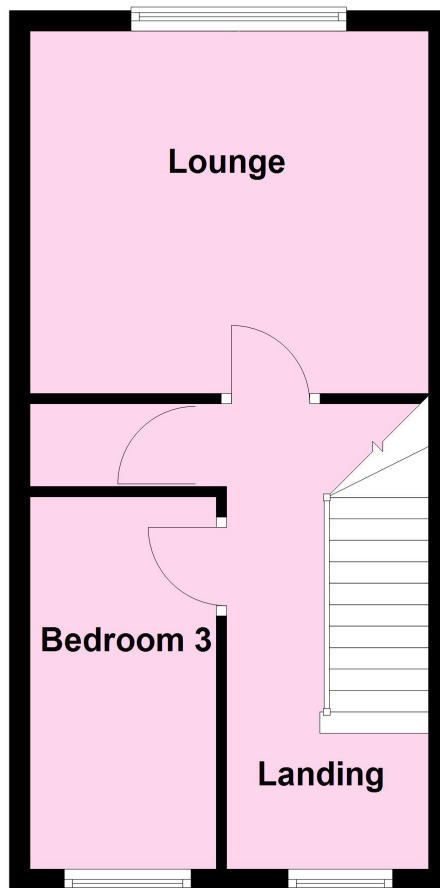
## Ground Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



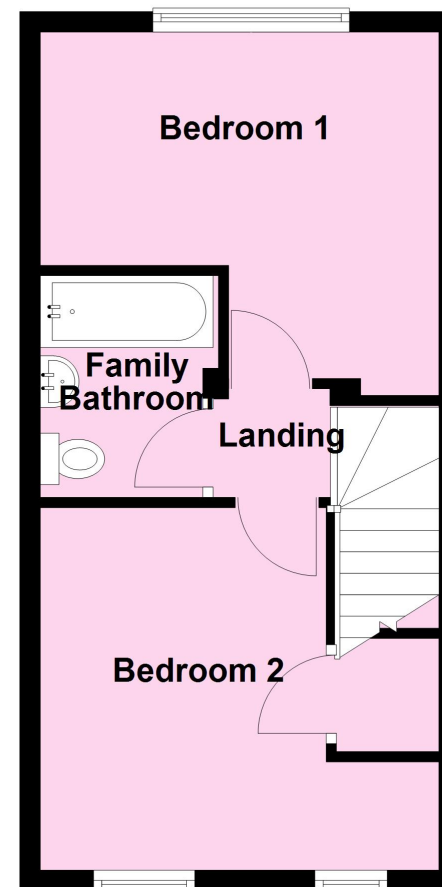
## First Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



## Second Floor

Approx. 31.6 sq. metres (339.9 sq. feet)



**Total area: approx. 94.7 sq. metres (1019.8 sq. feet)**

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