

FOR
SALE



Highway Close, Groby, Leicester LE6 0PL

£95,000 - Leasehold

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PROPERTY DESCRIPTION

Ideal First Time Buy! - With this 40% shared ownership property giving you an excellent step on the ladder. The good sized accommodation comprises, entrance hall, downstairs wc, lounge, fitted kitchen, first floor landing, two double bedrooms, family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazed windows with off road parking to the side and attractive low maintenance garden to the rear. Early viewing is considered essential.

POINTS OF INTEREST

- *Modern Semi-Det*
- *Two Bedrooms*
- *Lounge*
- *Fitted Kitchen*
- *Parking*
- *Gardens*
- *40% Shared Ownership*
- *Viewing Essential*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

Double glazed door to the front aspect, stairs to first floor landing, built in storage cupboard and radiator.

Downstairs WC

UPVC double glazed window to the rear aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and heated towel rail.

Lounge

20' 0" x 15' 5" (6.10m x 4.70m) Two UPVC double glazed windows to the front aspect, UPVC double glazed french doors to the rear aspect and radiator.

Fitted Kitchen

14' 0" x 6' 10" (4.27m x 2.08m) UPVC double glazed window to the front/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 radiator.

First Floor

First Floor Landing

UPVC double glazed window to the front/rear aspect and stairs to first floor landing.

Bedroom One

14' 2" x 11' 1" (4.32m x 3.38m) UPVC double glazed window to the front/rear aspect and radiator.

Bedroom Two

14' 0" x 10' 6" (4.27m x 3.20m) UPVC double glazed window to the front/rear aspects and radiator.

Family Bathroom

UPVC double glazed window to the front aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and heated towel rail.

Front Garden

To the front of the property there is a garden area with off road parking set further to the side.

Rear Garden

To the rear of the property there are low maintenance gardens with block paved patio.

Additional Information:

Council tax band B (Hinckley & Bosworth District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

Multiple Choice for Broadband/phone signal

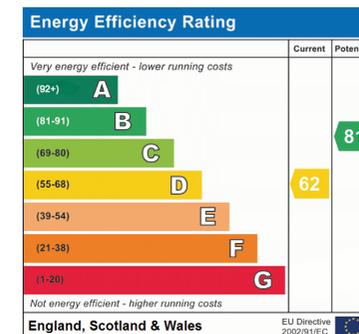
No flood risks that we are aware of

Lease: 125 years from 1st April 2020.

Service Charge £16.19PCM

Building Insurance: £8.33 PCM

Rent:£305.31 PCM



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