

FOR SALE



Rockley Road

Leicester, LE4 0GJ

£269,000



Welcome to Rockley Road, Leicester - a charming property that is sure to capture your heart! This delightful house boasts reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3 cosy bedrooms, you'll have plenty of space to unwind and recharge.

The property features two bathrooms for added convenience. The recent renovation has breathed new life into this home, offering a fresh and modern feel throughout. Whether you're looking to move in with your family or seeking a cozy space to call your own, this house has it all.

Located in the vibrant city of Leicester, you'll have easy access to local amenities, schools, and transport links. Don't miss this opportunity to make this lovely house your new home. Come and experience the warmth and comfort that Rockley Road has to offer - book a viewing today!



Entrance Hall

UPVC front door, ceiling light point, radiator, tiled flooring, door leading lounge and stairs to 1st floor landing.

Lounge/Diner 23'1" x 12'1" (7.051 x 3.699)

Two ceiling light points, double glazed boxed window, two radiators, TV, BT and Virgin media points, carpeted flooring and door leading to breakfast/kitchen.

Breakfast/Kitchen 20'10" x 8'3" (6.353 x 2.526)

Ceiling spot light points, two double glazed windows, two radiators, Velux window, fully fitted kitchen offering base and wall cupboards, rolled edge worktop with sink and drainer, hot and cold mixer tap over, storage cupboard, free standing gas cooker, tiled flooring door leading to dining room/bedroom 3/home office and French doors leading to rear garden.

Dining Room/Bedroom 3/Home Office 10'11" x 10'7" (3.331 x 3.230)

Ceiling spot light point, radiator, storage cupboard, Velux window, tiled flooring, door leading to ensuite shower room and French doors leading to rear garden.

Downstairs Ensuite 7'2" x 2'11" (2.194 x 0.908)

Ceiling light point, double glazed window, radiator, 3 piece suite comprising shower cubical with thermostatic shower, pedestal wash hand basin, low level flush toilet and tiled flooring.

Stairs & 1st Floor Landing

Ceiling light point, double glazed window, carpeted flooring and doors leading to bedroom 1, 2 and bathroom.

Bedroom 1 15'4" x 12'2" (4.680 x 3.716)

Ceiling light point, double glazed bow window, radiator and carpeted flooring.

Bedroom 2 9'11" x 9'3" (3.025 x 2.835)

Ceiling light point, double glazed window, radiator, BT point, loft hatch and carpeted flooring.

Bathroom 6'3" x 5'8" (1.910 x 1.734)

Ceiling light point, radiator, tiled flooring, Velux window, 3 piece suite comprising of bath with shower off the taps, pedestal wash hand basin and low level flush toilet.

Externally

Single Garage

Ceiling light point, power points and concrete flooring.

To The Front of The Property

There is an enclosed iron fenced garden offering stoned front area complemented, with a gate providing access to the front door.

To The Back of The Property

There is an enclosed garden offering double gates which leads to a paved patio area with a grassy lawn area and a detached garage.

Additional Information

Council Tax Band: B

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

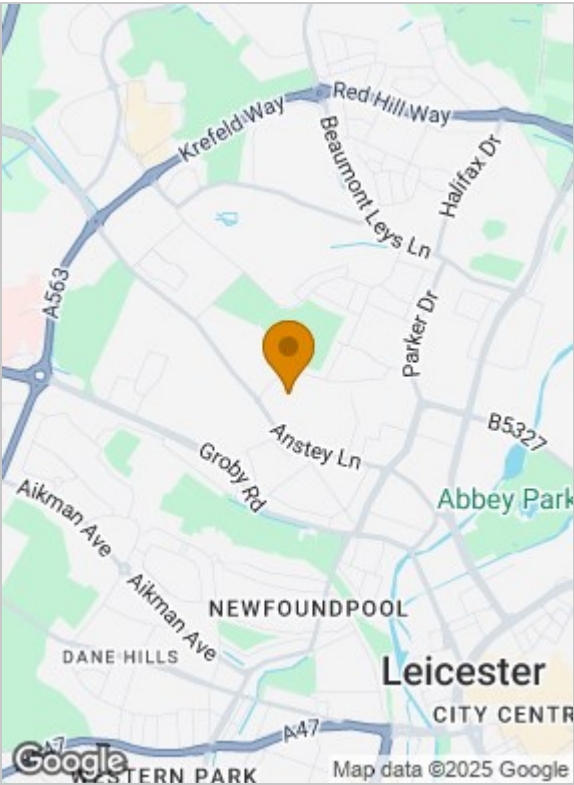
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals - Abbey Lettings and Sales provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Broker to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programs, please ask at our office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

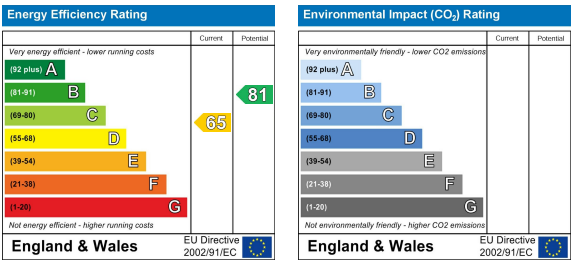
Area Map



Floor Plans



Energy Efficiency Graph



101 Buckminster Road, Leicester, Leicestershire, LE3 9AT
Tel: 01162963300 Email: enq@abbeyls.com https://www.abbeyls.com