



26 Colebrook Close, Evington, Leicester, Leicestershire, LE5 5NQ

Asking Price £140,000

On offer is a charming, well maintained, two double bedroomed first floor maisonette in the popular Evington. Boasting well proportioned living space throughout including a private entrance with stairs to a hallway, lounge with pleasant views across Leicester, fitted kitchen, two double bedrooms and a bathroom . Outside there is a private, low maintenance garden, off road parking for two cars and a garage in block. Ideally positioned within convenient access to a range of amenities including well serviced bus routes, local schools with Mayflower Primary School and Crown Hills Community College being nearby, local convenience stores and shops the property would make a great first time or investment purchase. EPC D.





Entrance Hall

Accessed via uPVC double glazed front door, ceiling light point, stairs to landing, cupboard housing Worcester Bosch combi boiler and uPVC double glazed window to side elevation.

Lounge

3.31m x 3.89m (10'10" x 12'9")
Ceiling light point, uPVC double glazed leaded windows to front elevation, radiator and TV point.

Kitchen

3.39m x 2.10m (11'1" x 6'10")
Ceiling light point, uPVC double glazed leaded windows to front elevation, full range of wall and base units with roll edge work tops, stainless steel sink with mixer tap and drainer, plumbing and space for washing machine, integrated dishwasher, integrated Neff oven and Neff four ring induction hob and laminate flooring.

Bedroom One

3.10m x 3.68m (10'2" x 12'0")

Ceiling light point, uPVC double glazed leaded window to rear elevation and radiator.

Bedroom Two

2.69m x 2.59m (8'9" x 8'5")

Ceiling light point, uPVC double glazed leaded window to rear elevation and radiator.

Bathroom

1.80m x 1.78m (5'10" x 5'10")

Ceiling light point, double glazed window to side elevation, part tiled walls, fitted three piece suite comprising of panelled bathtub with shower over and glazed screen, low flush WC and pedestal wash hand basin with pillar taps over.

Outside

A sunny, private garden laid to lawn with mature borders and timber fence surround, a recently converted off road parking space for vehicles and a single garage in a block with up and over door.

Lease Details

Remaining Lease Term: 949 years

Ground Rent: £15 per annum

Service Charge: N/A

Directional Note

Sat Nav Ref: LE5 5NQ

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt. Alternatively, further details can be found on the website, you can register with us at www.fothergillwyatt.com and viewings can be booked directly by calling 0116 270 5900.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	72
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	72
		EU Directive 2002/91/EC	

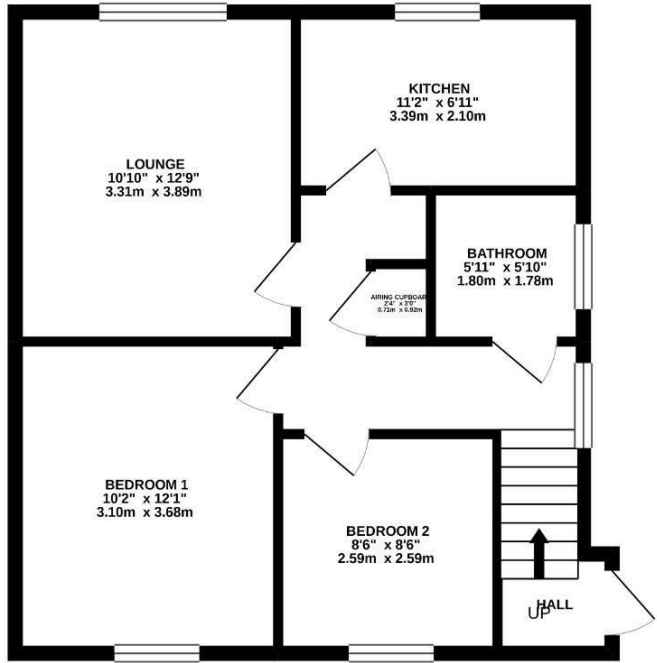
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GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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