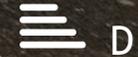




5 Abbey Drive
, LE4 2AL

£250,000



5 Abbey Drive

Leicester, LE4 2AL

A well maintained traditional three bedroom mid town house in popular residential cul-de-sac location close to good amenities including shops, schools, public transport and major road links. The property benefits from full gas central heating (4 year old Worcester boiler), UPVC double glazing, pvc fascia & gutters. The accommodation briefly comprises on the ground floor, entrance hall, lounge, kitchen-diner (oven/hob). Upstairs, landing, 3 bedrooms, shower room. Driveway for 2 cars to front & gardens to rear. Close to Red Hill Circle, Space Centre & Beaumont Leys Shopping. Freehold. Council Tax Band A

Entrance Hall

UPVC double glazed entrance door, tiled flooring, stairs to first floor, radiator.

Lounge

15'3" x 11'3" (4.66m x 3.43m)

UPVC double glazed bay window to front, radiator, laminate flooring.

Kitchen-Diner

14'1" x 11'9" (4.30m x 3.60m)

UPVC double glazed single door and three UPVC double glazed windows to rear, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splashback. Built-in electric oven, gas hob with provision for washing machine and tall fridge freezer.

First Floor Landing

Access to boarded loft with retractable ladder.

Bedroom One

13'9" x 11'0" (4.20m x 3.37m)

UPVC double glazed bay window to front, radiator, laminate flooring.

Bedroom Two

11'1" x 10'5" (3.40m x 3.18m)

UPVC double glazed window to rear, laminate flooring, radiator, cupboard housing Worcester combination boiler.

Bedroom Three

7'7" x 6'3" (2.32m x 1.92m)

UPVC double glazed window to front, radiator, laminate flooring, recessed cupboard.

Shower Room

6'2" x 5'4" (1.89m x 1.65m)

UPVC double glazed opaque window, chrome heated towel rail, fully tiled walls, shower cubicle with mains shower, vanity wash hand basin, wc.

Outside

The front of the property provides off road parking for 2 cars.

The private rear garden has patio & fully fenced boundaries.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

It has a Council Tax Band of A which means a charge of £1528.34 for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

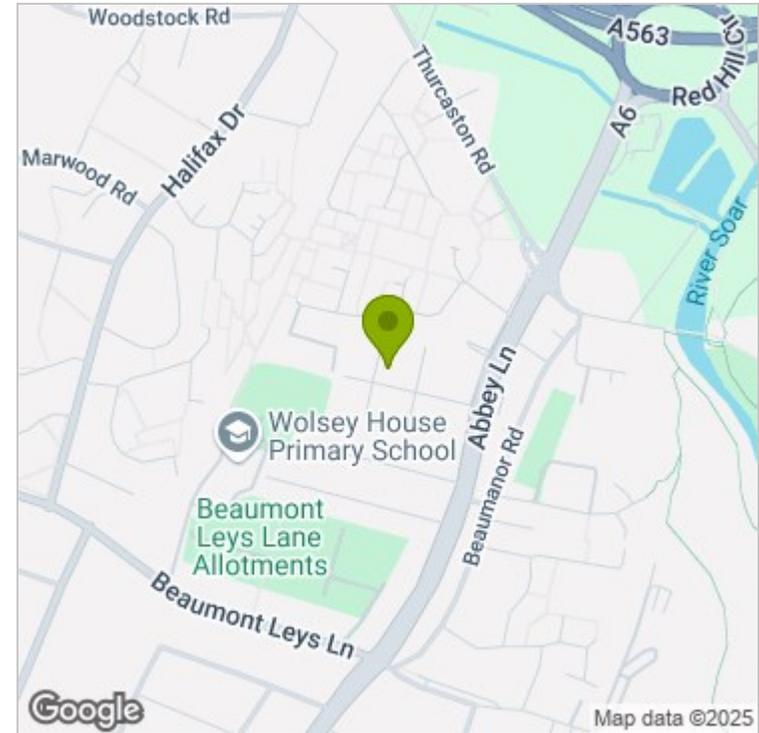
For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan



Area Map



Viewing

Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

