



Ambleside Way

Eyres Monsell Leicester LE2 9GJ

Offers in Excess of £165,000 No Upward Chain

Knightsbridge

ESTATE AGENTS & VALUERS

A great opportunity to purchase this well presented and modern semi detached family home located within the popular and sought after residential suburb of Eyres Monsell bordering Glen Parva and Blaby. The property, which is offered for sale with No Upward Chain, provides versatile accommodation over two floors and would make an ideal first time purchase or investment opportunity on a buy to let basis. The accommodation include an entrance hall, through lounge diner, fitted kitchen, ground floor WC, first floor with two bedrooms and family bathroom. Outside enjoys well maintained front and rear gardens and off road parking. Internal viewing comes with the agents highest recommendation to fully appreciate the accommodation and location on offer.

The property is within easy reach of local amenities including the thriving South Wigston shopping parade where there are a range of shops including a large mainstream supermarket and South Wigston Train Station. Many popular schools are available in the area from primary to further education opportunities at South Leicestershire College. Further benefits include the proximity of Fosse Shopping Park and motorway access as well as regular bus routes, which are within walking distance, to and from the Leicesters City Centre, and Wigston's Town Centres.



- Gas Central Heating, Double Glazing
- Entrance Hall, Lounge Diner, Fitted Kitchen
- Ground Floor WC
- First Floor with Two Bedrooms & Bathroom
- Front and Rear Gardens, Off Road Parking
- An Ideal First Time Purchase or Investment

Entrance Hall

With access to the following rooms:

Lounge 20'6" x 11'10" irregular measurement

With uPVC double glazed windows to the side elevation, uPVC double glazed patio doors leading to rear garden, wood effect laminate floor, TV point, radiator.

Fitted Kitchen 9' x 7'11"

With uPVC double glazed window to the rear elevation, kitchen comprises: sink, drainer and mixer tap, a range of wall and base units with work surfaces over, integrated four ring gas hob and replacement oven with extractor over, plumbing for washing machine, space for fridge freezer, part tiled walls, replacement laminate floor.

Ground Floor WC

With uPVC double glazed window, low-level WC, wash hand basin, part tiled walls, replacement laminate floor.

First Floor

With uPVC double glazed window to the front elevation, access to the following rooms:

Bedroom One 12'9" x 6' irregular measurement

With uPVC double glazed windows to the front and rear elevations, TV point, radiator.

Bedroom Two 14'2" x 6'5" irregular measurement

With uPVC double glazed window to the rear elevation, radiator.

Bathroom

With uPVC double glazed window to the front elevation, bathroom comprises: bath with shower over, low-level WC, wash hand basin, part tiled walls, replacement laminate floor, radiator.

Front Garden

A well maintained lawn front garden with paved pathway, paved side driveway providing off road parking, the property also benefits from replacement fascia soffit and guttering.

Rear Garden

A low maintenance rear garden with paved patio area, gravelled area, shed, fencing to perimeter.



Awaiting floorplan

IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating – D 67	Potential Rating – B 90

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.