



HOPKINS & DAINTY

ESTATE AGENTS



Wood Street, Leicester, LE9 7NE

£170,000

****OPEN 7 DAYS**** HOPKINS & DAINTY are delighted to offer for sale this most spacious end terrace property with the added bonus of ample OFF ROAD PARKING. The property is conveniently situated to local amenities with the property providing ready to move into accommodation comprising: Lounge, downstairs W.C., dining room with beautiful decorative fireplace and kitchen. To the first floor there are two bedrooms and a spacious bathroom housing both a bath and separate shower cubicle. Outside the property has an enclosed rear garden, off road parking for up to three vehicles and a outdoor store. The property has gas central heating with a new combi boiler fitted approximately just 2 years ago and has double glazing throughout. Viewing is highly recommended! If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Lounge 12'2" x 10'11" (3.72 x 3.34)



With windows to the front and side, radiator.

W.C

With W.C.

Dining room 12'4" x 10'9" (3.78 x 3.29)



With radiator, windows to the rear and side, ornamental fireplace.

Kitchen 13'4" x 5'10" (4.07 x 1.79)



Fitted with a range of matching wall and base units, working surfaces with tiled splashback, inset stainless steel sink unit and drainer, fitted electric oven and hob with extractor over, appliance space for washing machine and fridge/freezer, windows to the side and rear, ceramic tiled flooring, door to the side.

The first floor landing

With window to the side.

Bedroom one 12'4" x 11'0" (3.78 x 3.36)



With windows to the front and side, fitted double wardrobe, built in cupboard, radiator.

Bedroom Two 12'4" x 7'7" (3.77 x 2.33)



With window to the rear, radiator.

Bathroom



Fitted with W.C., wall mounted vanity unit with inset wash hand basin, free standing bath with claw feet, heated towel rail, window to the rear, tiled walls.

Outside



To the rear of the property there is an enclosed garden with lawn and gravelled seating area. To the rear of this is

gravelled hard standing providing ample off road parking and a useful sizeable storage shed.

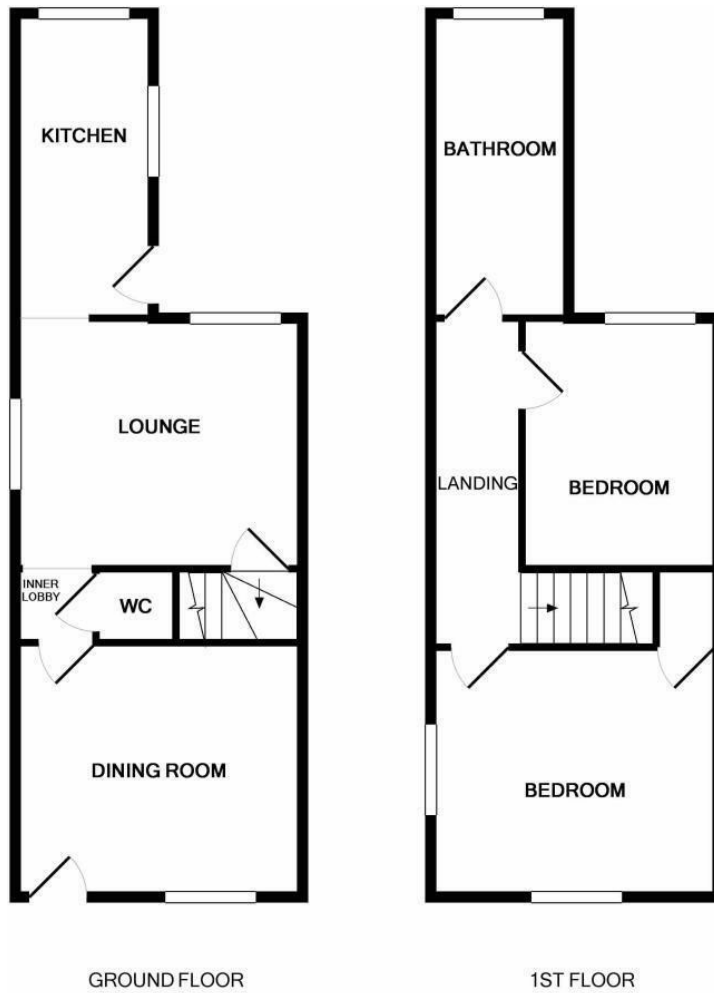
Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

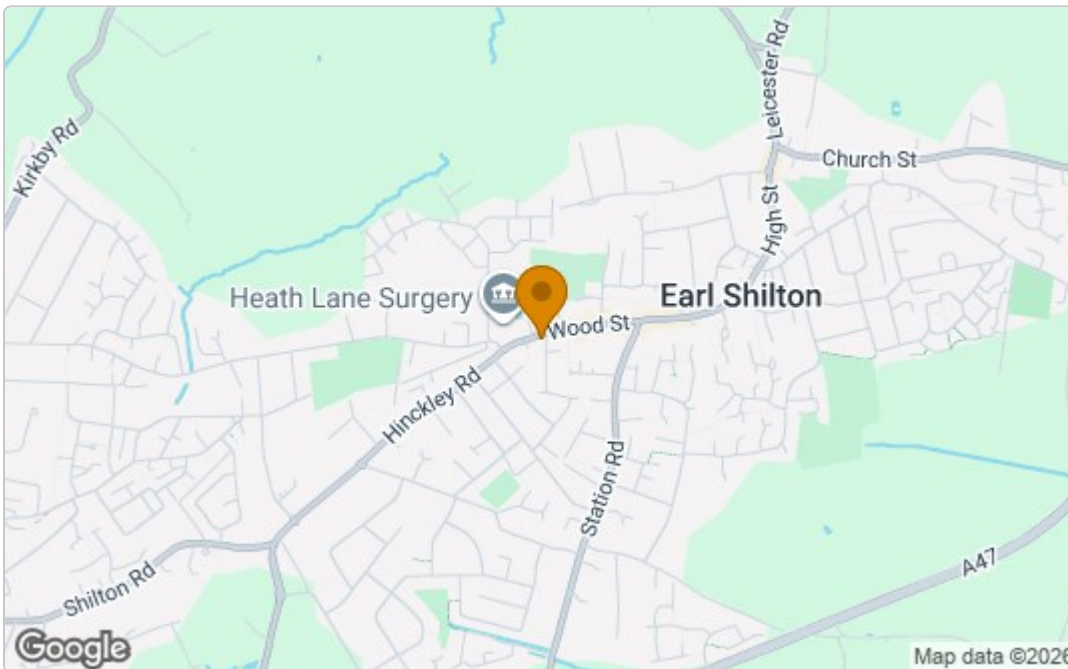
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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 any prospective purchaser. 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		51
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) 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		EU Directive 2002/91/EC	

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.