



Ivychurch Crescent,
Leicester, Leicestershire, LE5 1RR



Ivychurch Crescent,
Leicester, Leicestershire, LE5 1RR
£270,000

Offered with the benefit of No Upward Chain, this nicely presented THREE BEDROOM SEMI-DETACHED HOME is an ideal first time buy or investment opportunity located within the popular Netherhall area of Leicester LE5: Newton Fallowell Oadby are pleased to offer For Sale this ideally situated property being in easy reach of local schools, shops and amenities with excellent road links to Scraptoft, Hamilton and Leicester City Centre. The accommodation briefly comprises porch and hallway entrance with front lounge, kitchen and utility to the ground floor. The first floor has three bedrooms, bathroom and separate W/C. Outside there is a low maintenance paved frontage with fence boundaries, the side gate leads to a good size rear garden, party laid to lawn with paved patio space and fence boundaries. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Porch & Hallway

Entrance porch leading into inner hallway having laminate flooring, central heating radiator and stairs to first floor.

Lounge

15'9" x 13'6" (4.82 x 4.12)

Spacious front reception room having laminate flooring, central heating radiator, fireplace, under stairs storage and double glazed window to the front aspect.

Kitchen

9'10" x 9'10" (3.00 x 3.01)

Fitted kitchen having floor mounted storage cupboards, sink and drainer unit, space for freestanding gas cooker, fridge and freezer, plumbing for washing machine, vinyl flooring, part tiled walls, central heating radiator, double glazed window to the rear aspect.

Utility & Panty

6'3" x 6'2" (1.92 x 1.90)

Utility space having laminate flooring, central heating radiator and double glazed window to the side aspect. Inner lobby with door to pantry storage and rear garden.

First Floor Landing

Landing area having carpet flooring, loft access, cupboard over stairs, double glazed window to the side aspect, doors to all rooms.

Bedroom One

13'5" x 10'6" (4.09 x 3.22)

Double bedroom having carpet flooring, central heating radiator, wardrobe storage and double glazed window to the rear aspect.

Bedroom Two

12'6" x 8'10" (3.82 x 2.70)

Double bedroom having carpet flooring, airing cupboard with recently fitted combi boiler, central heating radiator, double glazed window to the front aspect.

Bedroom Three

9'3" x 7'5" (2.84 x 2.28)

Third bedroom having central heating radiator, carpet flooring and double glazed window to the front aspect.

Bathroom & W/C

Bathroom having pedestal wash basin, bath with shower fitting, laminate flooring, tiled walls, double glazed window to the rear aspect. Separate W/C with window to the side aspect and laminate flooring.

Outside

Low maintenance paved frontage with fence boundaries, the side gate leads to a good size rear garden, party laid to lawn with paved patio space and fence boundaries.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Leicester City Council - Tax Band A. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.



Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.

Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, 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.

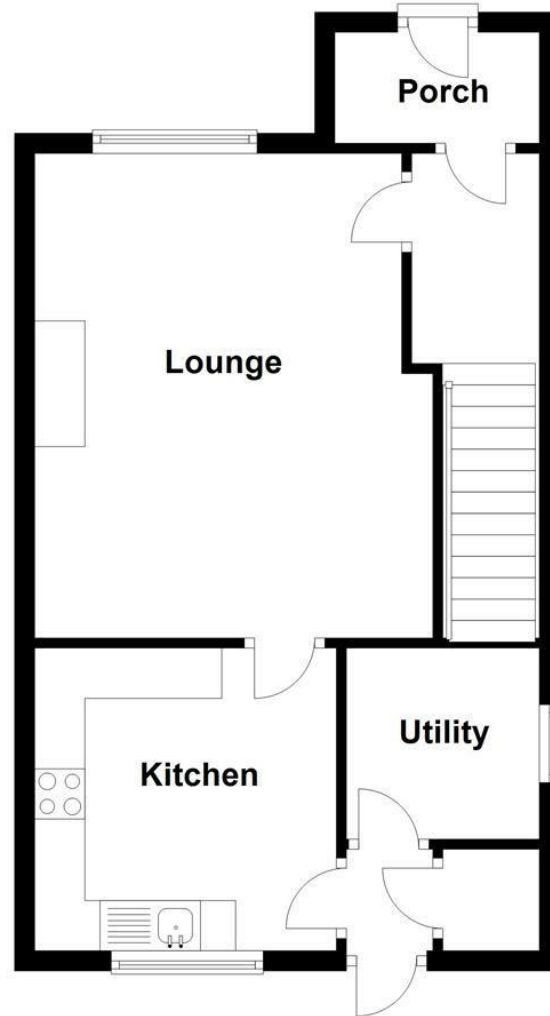
Agents Notes

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 Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms 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.

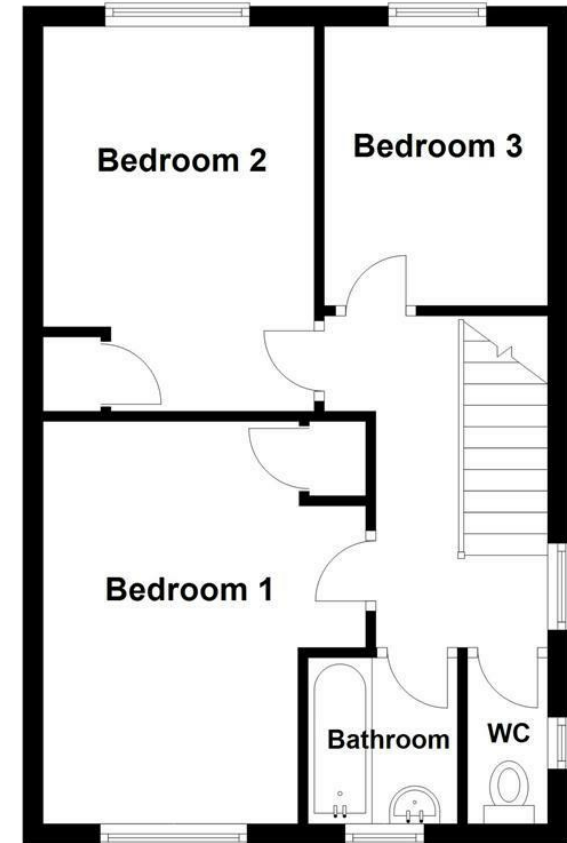


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
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	

Ground Floor



First Floor



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

