

139 Groby Road, Leicester, Leicestershire, LE3 9EF

OFFERS IN THE REGION OF £100,000

# 139 Groby Road, Leicester, Leicestershire, LE3 9EF £100,000 Leasehold



# **ENTRANCE HALL**

There is an airing cupboard, power point and doors to:

#### LIVING ROOM

16'2 x 12'3

Benefiting from a window to the rear aspect and power points.

### **KITCHEN**

8'9 x 7'

There are a range of wall and base units having work surfaces, sink, window to the rear aspect and power points.

### MAIN BEDROOM

11'5 x 9'2

Benefiting from a window to the front aspect, power points and fitted wardrobes.

# **SECOND BEDROOM**

8'4 x 6'6

With a window to the front aspect and power points.

# **SHOWER ROOM**

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Window to the side aspect.

# **GARAGE**

We have been made aware that the flat benefits from a garage in a block at the rear of the property.







#### **GARDENS**

To the side and rear there is a paved area and bordered are home to a variety of shrubs and plants.

#### **VIEWINGS**

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4)Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

### **MEASUREMENTS**

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### **TENURE:**

We have been informed by the seller of the following:

Ground Rent: 175.00 per annum

Building Insurance: £400.00 per annum

Lease: 99 years starting Dec 1966.







# Viewings strictly by appointment via Judge Estate Agents

#### Contact

13 The Nook Anstey Leicester Leicestershire LE7 7AZ

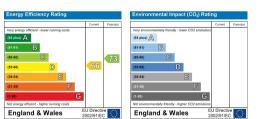
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