



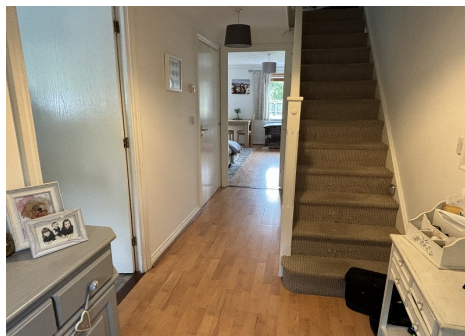
Thorps

Residential Sales

Web Site: www.thorps.org.uk
Email: enquiries@thorps.org.uk
Tel: 01162 775288



New Bridge Road, Glen Parva, Leicester, Leicestershire. LE2 9TG



50% Shared Ownership
Lovely Location
Off Road Parking
Downstairs Wc

Three Bedroom End Town House
Walking Distance Of Blaby Village
Rear Garden
Viewing Essential

Shared Ownership £130,000

Property Description

A beautifully presented three bedroom end town house. Ideal first time buy benefitting from gas central heating, Upvc double glazed windows, off road parking, rear garden, superb location over looking open fields and Grand Union canal.

The accommodation briefly comprises of entrance hall, downstairs wc, lounge/diner, kitchen, three bedrooms and bathroom.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Shared Ownership

50% share managed by Riverside Housing Association.

Monthly rent £389.08

Service Charge £31.02

Tenure

Leasehold

99 years from 1st January 2003. 77 years remaining.

Entrance Hall

With stairs off laminate floor and radiator.

DOWN-STAIRS WC

With low flush wc, radiator and wash hand pedestal.

Lounge/diner (14' 6" Max x 14' 4" Max) or (4.42m Max x 4.37m Max)

With radiator, rear facing French door, side facing window and laminate floor.

Kitchen (11' 8" Max x 7' 10" Max) or (3.55m Max x 2.39m Max)

With a range of base and wall mounted units, electric cooker point, plumbing for washing machine, wall mounted boiler, one and half stainless sink and window to the front elevation.

Landing

With loft access which is part boarded.

Bedroom 1 (14' 9" Max x 7' 9" Max) or (4.49m Max x 2.36m Max)

With window to the rear elevation, radiator and laminate floor.

Bedroom 2 (15' 1" Max x 7' 9" Max) or (4.59m Max x 2.37m Max)

With window to the front elevation and radiator.

Bedroom 3 (11' 3" Max x 6' 4" Max) or (3.44m Max x 1.94m Max)

With window to rear elevation and radiator.

Bathroom (7' 0" Max x 6' 4" Max) or (2.14m Max x 1.92m Max)

With suite comprising of low flush wc, wash hand pedestal, bath with shower over, heated towel rail and window to the front elevation.

Outside

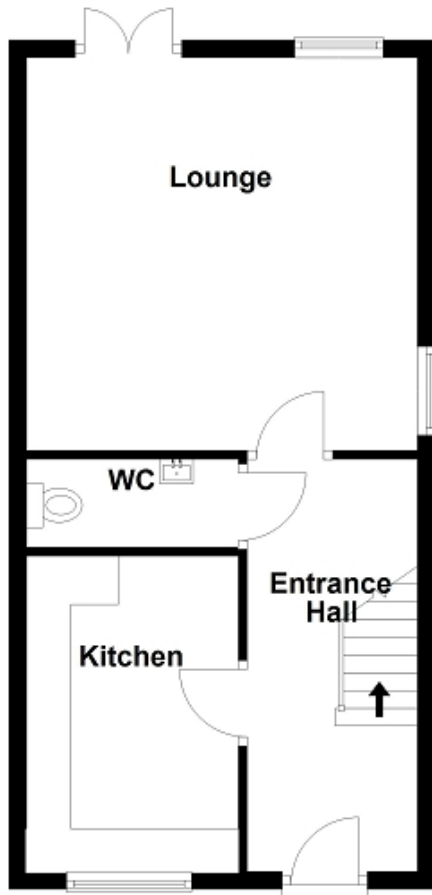
To the front of the property there property there is two allocated parking spaces. The enclosed rear garden is mainly laid to lawn with patio, flower borders and fence surround.





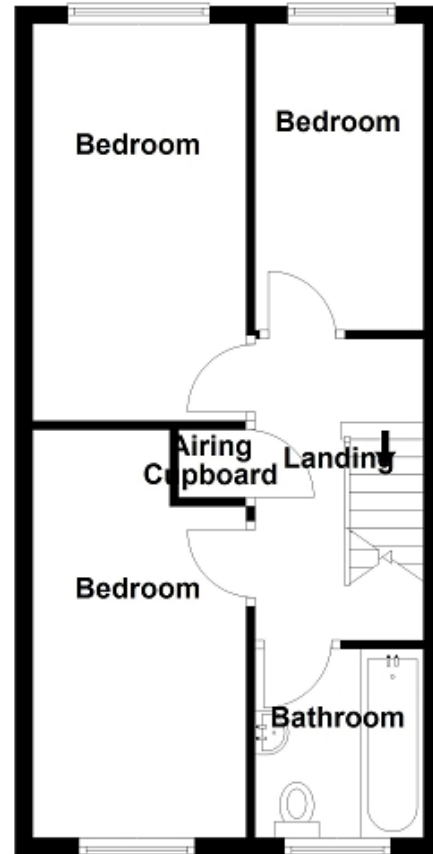
Ground Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.4 sq. feet)



Total area: approx. 80.9 sq. metres (870.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

NOTE

THORP'S ESTATE AGENTS HAVE NOT TESTED THE HEATING SYSTEM OR ANY SERVICES IN THE PROPERTY AND THEREFORE RECOMMEND THAT ANY INTERESTED PURCHASER SATISFY THEMSELVES WITH REGARDS TO THE OPERATION AND CONDITION PRIOR TO ENTERING INTO A LEGAL COMMITMENT TO PURCHASE.



Thorps Residential Sales and Lettings
01162 775288
www.thorps.org.uk