



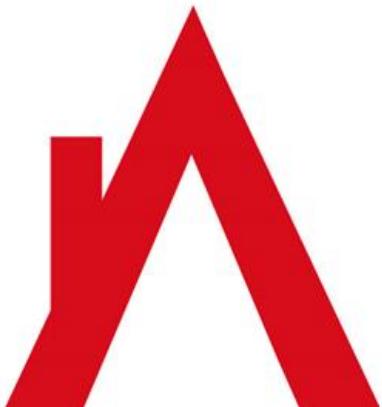
## Poppy Close

Countesthorpe LE8 5XY

**Offers in Excess of £200,000**

- Mid Terrace Property
- Downstairs W/C
- Approx 6 Years Remaining NHBC Policy
- Council Tax Band B
- Two Bedrooms
- Recently Redecorated
- Off Road Parking For Two Cars
- EPC Rating B

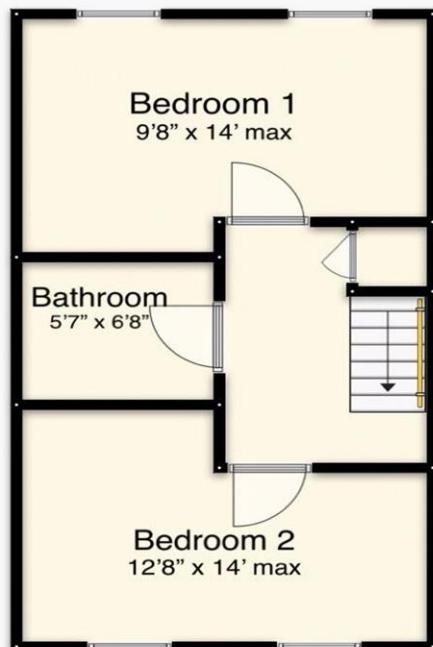
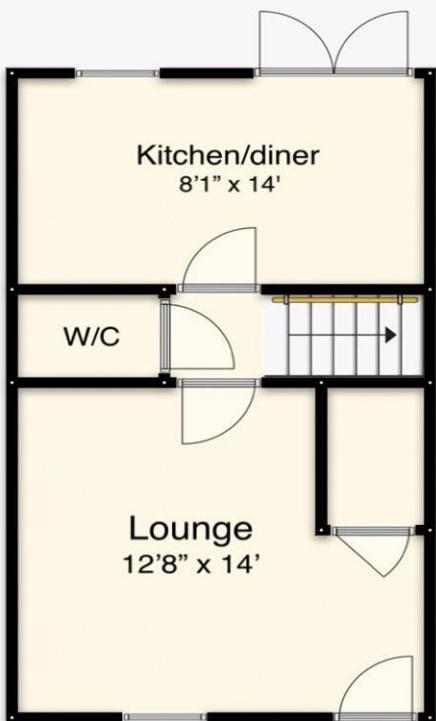
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## Brief Description

**\*\*COMING SOON\*\*** Recently redecorated and convenient village location, this mid terrace property is ideal for both first time buyers and investors alike with a potential monthly rent of £775. The property itself briefly comprises of; lounge, fitted kitchen/diner and W/C on the ground floor. Whilst the first floor offers two good sizes bedrooms and a fully fitted three piece bathroom suite. A well maintained rear garden is also offered in addition to off road parking for two cars, gas central heating and UPVC double glazing throughout all securely finished with approximately 6 years remaining on the NHBC policy providing peace of mind for a number of years.



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## **The Accommodation**

### **Location**

The village of Countesthorpe is located around 6 miles south west of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Greenfield Primary School and Countesthorpe Community College.

### **DRAFT DETAILS AWAITING VENDOR APPROVAL**

#### **Lounge 12' 8" x 14' 0" (3.86m x 4.26m)**

UPVC double glazed window to front aspect, radiator, storage cupboard under stairs.

#### **Hallway**

Stairs to first floor.

#### **Kitchen/Diner 8' 1" x 14' 0" (2.46m x 4.26m)**

Fully fitted kitchen comprising of; wall mounted and base level units with square edged work surfaces, sink and drainer unit, washing machine, freestanding fridge/freezer, radiator, gas hob with extractor over and oven, boiler, UPVC double glazed french doors and window to rear aspect.

#### **Downstairs W/C 3' 3" x 4' 10" (0.99m x 1.47m)**

W/C, extractor fan, freestanding sink, radiator.

#### **First Floor Landing**

Boarded loft accessed via drop down ladder, airing cupboard.

#### **Bedroom 1 9' 6" x 14' 0" (2.89m x 4.26m)**

Two UPVC double glazed windows overlooking the rear aspect, radiator.

#### **Bedroom 2 9' 5" x 14' 0" (2.87m x 4.26m)**

Two UPVC double glazed windows overlooking the front aspect, radiator.

#### **Bathroom 5' 7" x 6' 8" (1.70m x 2.03m)**

Fitted bathroom suite comprising of; panel bathtub with shower over and tile surround, W/C, pedestal sink, extractor fan, radiator.

#### **Outside (Front)**

Paved path leading to front door with adjoining flower beds.

#### **Outside (Rear)**

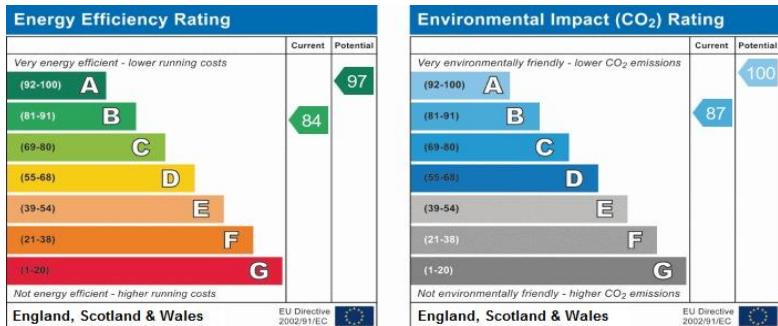
Gravelled patio area with paved path leading to front access with the majority being laid to lawn and finished off with a timber fence surround.

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### Useful Information

**Energy Performance Certificate:** A copy of the complete report, including recommendations, can be provided upon request. Interested parties should contact the agent.



**Tenure:** Freehold

**Council Tax Band:** B

**Local Authority:** Blaby District Council

**Viewing arrangements:** Strictly by appointment with Aston & Co – Please call 0116 288 3872



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents, buyers are advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. Whilst we have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.



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