



HAMPSONS
ESTATE AGENTS

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Newport Street, Newfoundpool, Leicester

£189,000

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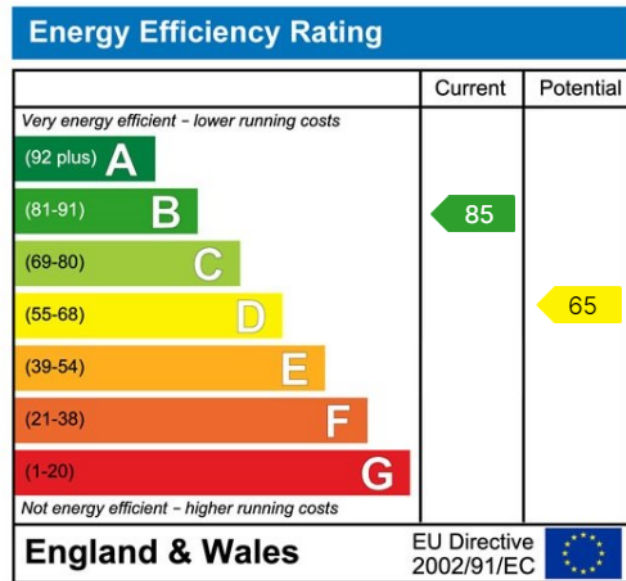


Perfect for the first time buyer or buy to let investor, this three bedroomed bay windowed mid terraced property has been very well looked after by the present owners and is spacious throughout. The location is excellent, being within walking distance to the city centre and being extremely close to local amenities including supermarkets and independent shops. Internally, the accommodation comprises a bay windowed sitting room with a door to a good sized dining room/second reception room, a door to a well appointed kitchen with plenty of wall and base units and space for appliances, there is a rear lobby giving access to the rear garden and a fantastic, contemporary bathroom with shower over the bath. Stairs rise from the dining room to the first floor, where you will find two generous double bedrooms and a large single bedroom to the rear. Externally to the front there is a small palisaded area and to the rear there is a pleasant, low maintenance rear garden with patio area.





TOTAL FLOOR AREA: 906 sq ft (84.0 sq m) (approx.)
 We warrant energy ratings have been made to comply with the Energy Act 2008 (as amended) and the Energy Efficiency (England) Regulations 2015. We warrant that the energy rating is a true and accurate representation of the energy efficiency of the property. The energy rating is based on the information provided to us by the seller. We do not warrant that the energy rating is a true and accurate representation of the energy efficiency of the property. The energy rating is based on the information provided to us by the seller. We do not warrant that the energy rating is a true and accurate representation of the energy efficiency of the property.



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

