

FOR SALE

12 Willoughby Gardens, Leicester Forest East

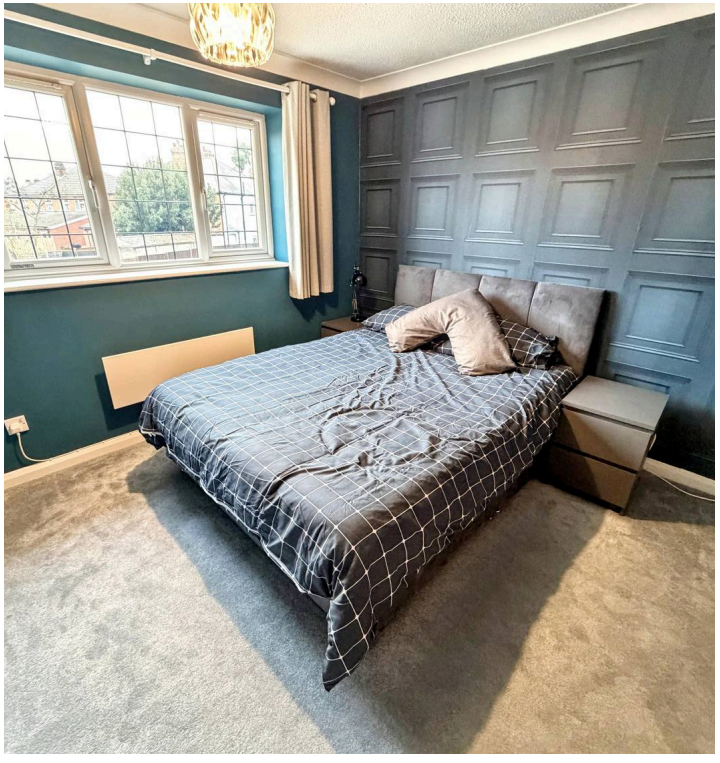
£190,000

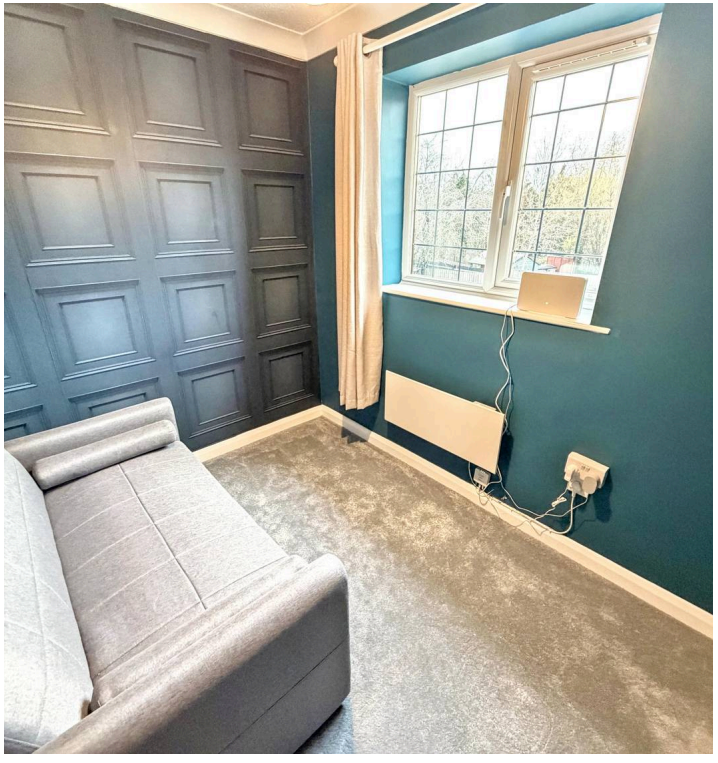
Abbey Homes

Contact us: 101 Buckminster Road, Leicester, LE3 9AT, 0116 2963300, sale@abbeyls.com









12 Willoughby Gardens

Leicester Forest East, Leicester

Two bedroom terraced house in Leicester Forest East, ideal for first-time buyers or investors. Close to schools, amenities, Fossae Park and M1 and M69 links.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- 2 Bedroom terraced home
- Popular Leicester Forest East location
- Freehold property
- Ideal first-time purchase
- Potential buy-to-let investment
- Established residential development
- Close to local schools and amenities
- Convenient access to the M1 and M69
- Easy access to Fosse Park and Leicester city centre


Kitchen
4.70mts x 2.37mts
Lounge/Diner
5.46mts x 3.87mts
Bedroom 2
2.68mts x 2.08mts
Bedroom 1
4.70mts x 3.07mts
Bathroom
2.54mts x 1.51mts

Floor plan:

Please note for guidance only and is not to scale.

How To Make An Offer - Please email us at sales@abbeyls.com with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

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

If your offer is accepted, we use a company called Lifetime legal to verify your anti-money laundering checks the cost of this is £52 including VAT and this covers everyone purchasing the property, we will supply you with more information as and when this is required.

Agents Note - 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 Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's 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.

Referrals - Abbey Lettings & Sales provide a range of services to our vendors and purchasers. We can refer you to Mortgage Advice Broker to help with finances and we can assist you with finding a conveyancer to handle your purchase/sale. Please be aware that if we refer you to any of these services, we may receive a referral fee. If you do require any assistance with an additional service, please do not hesitate to contact the office.

Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.