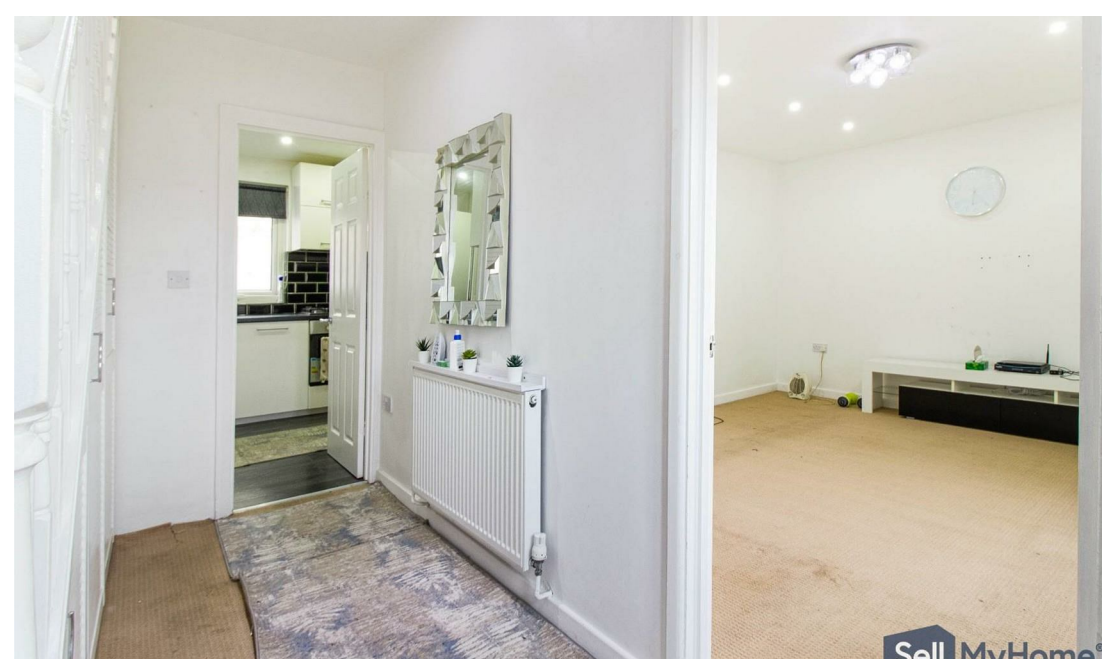




Glazebrook Road, Leicester, LE3

3  2  1  D 





- THREE BEDROOM SEMI DETACHED HOUSE
- CHAIN FREE
- LARGE FRONT YARD PROVIDES AMPLE PARKING
- CLOSE TO SCHOOLS AND GLENFIELD HOSPITAL
- BATHROOM WITH THREE PIECE SUITE
- OUTHOUSE AND SHED GENEROUSLY SIZED
- KITCHEN WITH MODERN PRESENTATION

CHAIN FREE

SellMyHome are proud to present to market this fantastic 3 BEDROOM, SEMI DETACHED HOUSE ON A CORNER PLOT in New Parks, Leicester. The property could make an ideal home for residential buyers or a worthwhile investment property for those looking to grow their property portfolios.

As you enter the property you will find the lounge to the right and the kitchen directly ahead with stairs leading upstairs on the left. The lounge is generously sized with a large window providing a pleasant and light atmosphere. The kitchen at the rear benefits from a modern presentation and smart layout. The kitchen leads to the dining room on the right and into the generously sized outhouse on the left. The outhouse also includes a downstairs WC.

Heading upstairs you will find two double bedrooms and a single bedroom along with the family bathroom. The family bathroom includes a three piece bathroom suite.

Externally the property offers ample space on the front for parking several vehicles and the rear garden is low maintenance with a lawn and covered paved area.

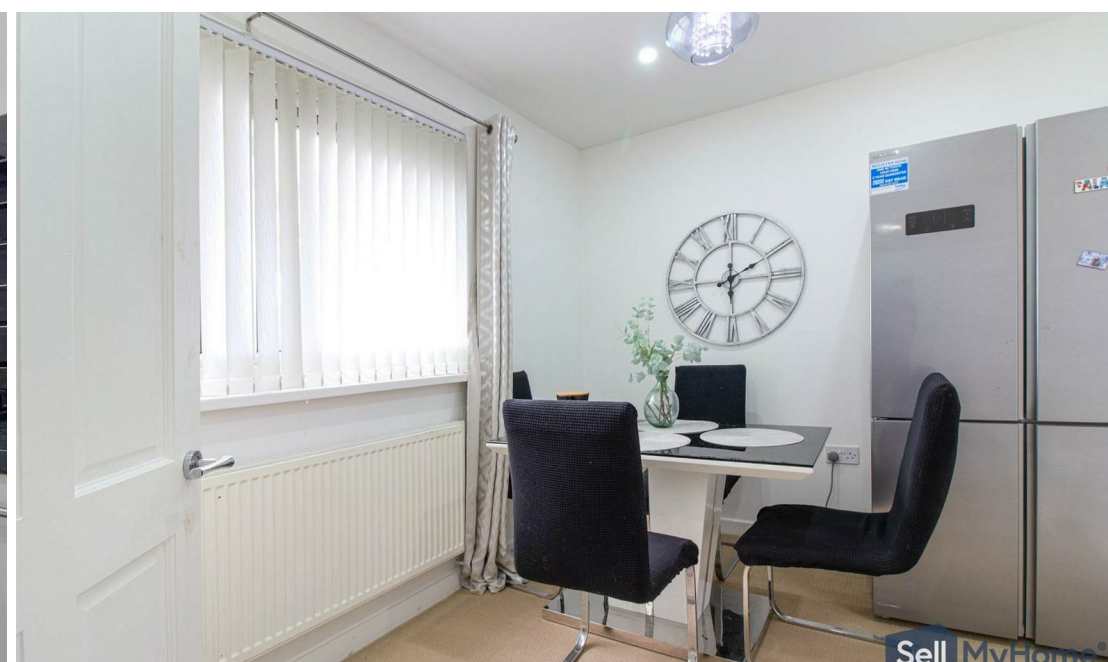
The property is well situated with local schools and the Glenfield hospital all nearby and the city centre is less than fifteen minutes drive away.

The property is of non-standard construction which may affect the ability to secure a mortgage.

Contact SellMyHome to book your viewing appointment and avoid missing out on your ideal property!

Tenure: Freehold

Price Guide: £190,000





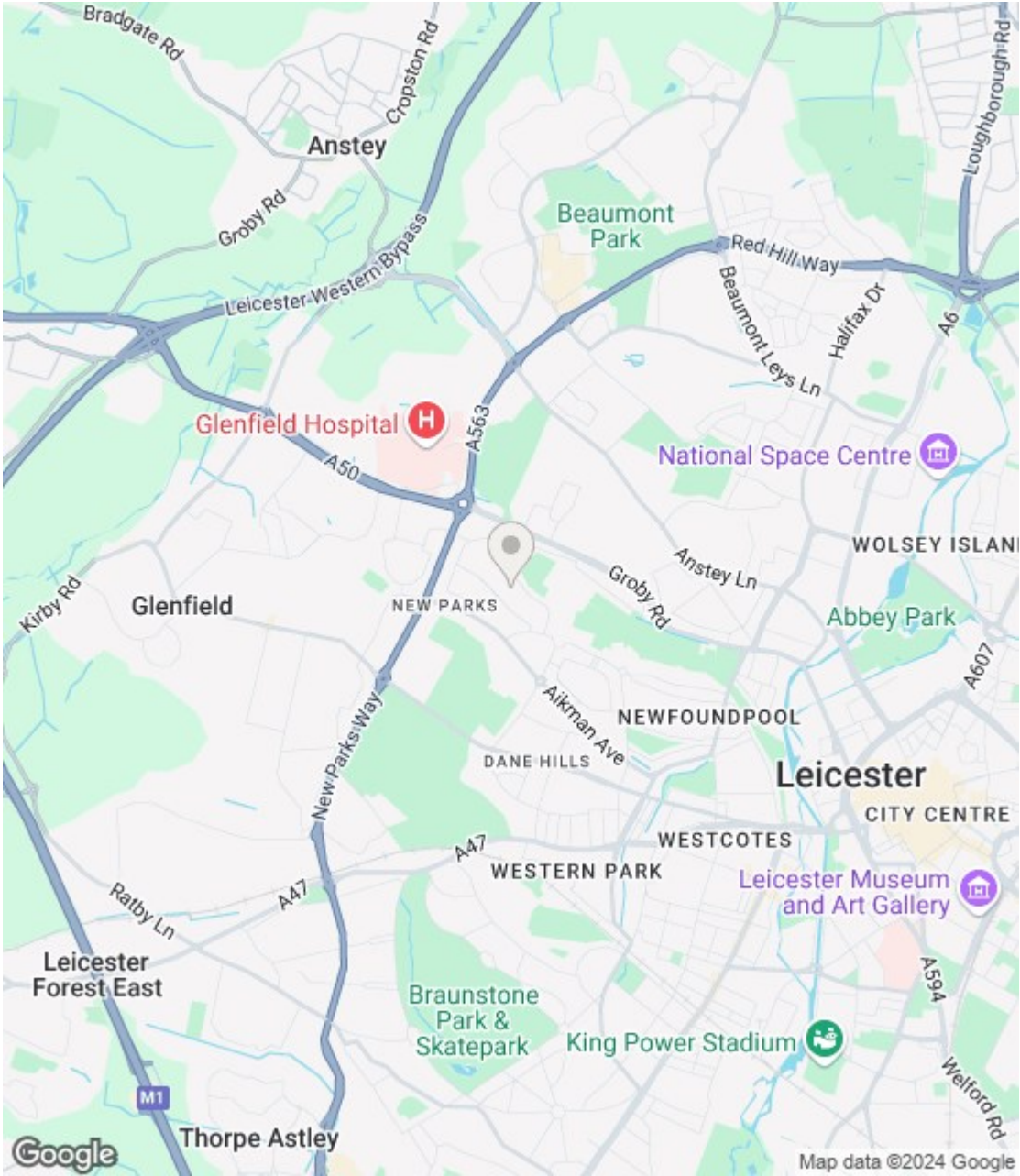


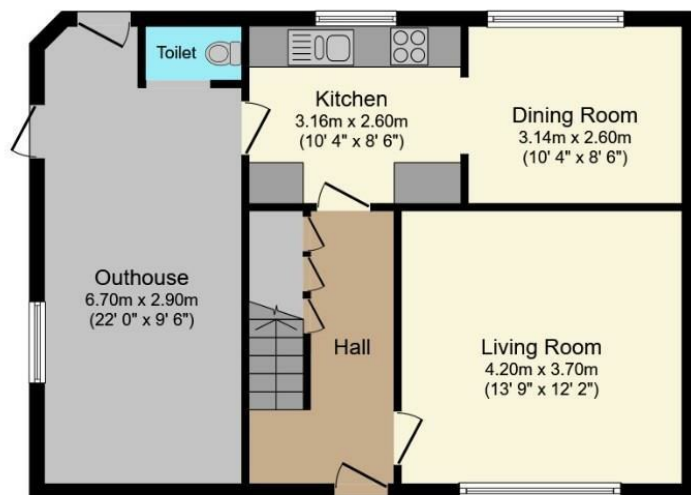
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

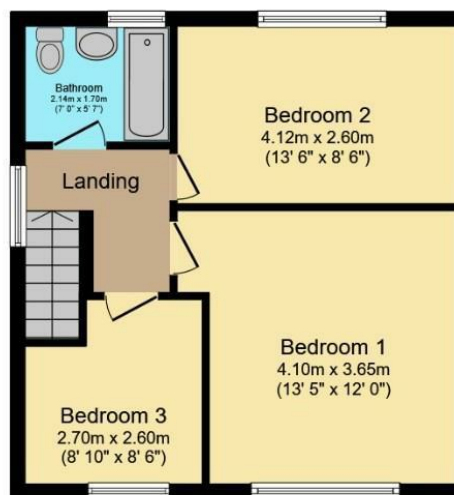
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

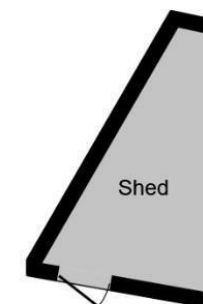




Ground Floor



First Floor



Outbuilding

Total floor area 92.6 m² (997 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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