



234 Avenue Road Extension, Leicester, LE2 3EL

SellMyHome are excited to bring to market his THREE bedroom mid terrace home located in the sought after area of Clarendon Park, Leicester.

This property would be perfect for any investors looking to add to their portfolio with tenants in situ.

The property briefly comprises two reception rooms, kitchen, ground floor bathroom, three bedrooms on the first floor and a rear garden.

We highly recommend to contact SellMyHome to book in your viewing appointment to avoid missing out on this ideal property!

A member of the SellMyHome team has a personal interest in the property.

Tenure: Freehold
Council Tax Band: A

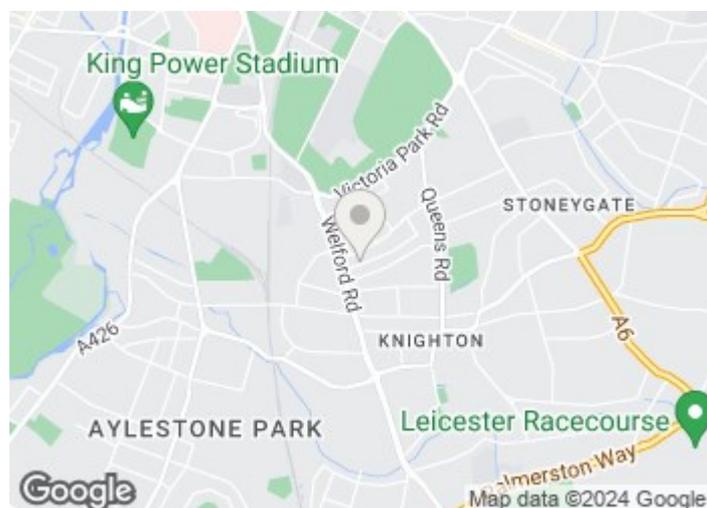
Offers Over £220,000

234 Avenue Road Extension

, Leicester, LE2 3EL



- 3 BEDROOM MID TERRACE HOME
- PERFECT FOR INVESTMENT
- TENANTS IN SITU
- PRICED TO SELL
- SOUGHT AFTER AREA
- LET UNTIL OCTOBER 2024

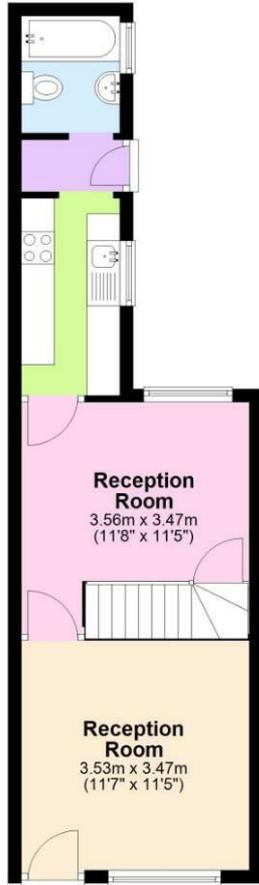


[Directions](#)

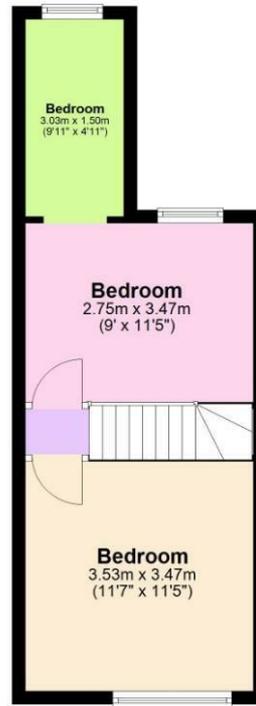


Floor Plan

Ground Floor
Approx. 33.9 sq. metres (365.3 sq. feet)



First Floor
Approx. 29.6 sq. metres (319.1 sq. feet)



Total area: approx. 63.6 sq. metres (684.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
			85				85
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs				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		England & Wales		EU Directive 2002/91/EC	