

# CASTLE ESTATES

1982

A WELL APPOINTED TRADITIONAL THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE STANDING ON A GREAT SIZED PLOT WITH FRONT DRIVEWAY AND GARDEN WITH A LARGE REAR GARDEN. SIUTATED IN THE THE SOUGHT AFTER VILLAGE OF CROFT ON A QUIET RESIDENTIAL ROAD



**11 SALISBURY AVENUE  
LEICESTER LE9 3EJ**

**Offers In The Region Of £250,000**

- No Chain
- Three Bedrooms
- Driveway And Front Garden
- Downstairs W/C
- Two Reception Rooms
- Large Mature Lawned Rear Garden
- Family Bathroom
- Excellent Location
- Utility Room
- Great Potential



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Situated in the charming village of Croft, Leicester, this delightful semi-detached house on Salisbury Avenue presents an excellent opportunity for those seeking a project to make their own. Built in 1952, the property boasts a classic design and offers a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertaining.

With three well-proportioned bedrooms, this home is perfect for families or those looking to accommodate guests. The single bathroom, while functional, offers the potential for modernisation to suit your personal taste and lifestyle.

One of the standout features of this property is the large, mature garden, which provides a serene outdoor space for gardening enthusiasts or families looking for a safe area for children to play. The garden is a blank canvas, ready for your creative touch to transform it into a beautiful retreat.

Situated in a peaceful village location, this home offers a sense of community while still being conveniently close to local amenities. The absence of a chain means that you can move in without delay, making this an attractive option for buyers eager to settle into their new home.

In summary, this three-bedroom semi-detached house on Salisbury Avenue is a fantastic opportunity for those looking to invest in a property with great potential. With its spacious rooms, large garden, and desirable location, it is a must-see for anyone looking to create their dream home in the heart of Croft.

### **Entrance Hall**

5'11,12'5 (1.80m,3.78m)

To the front elevation with wooden front door and upvc window, carpeted, store cupboard with meters and consumer unit, double panel central heating radiator. feature stained glass window leading into living room, potential for understairs fitted storage.



## Living Room

12'4,12'8 (3.76m,3.86m)

To the rear elevation with large upvc window, double panel central heating radiator, gas fireplace with feature stone surround, carpeted, tv ariel point.



## Dining Room

12'4,10,4 (3.76m,3.05m,1.22m)

To the rear elevation with large upvc window, double panel central heating radiator, carpeted, tv ariel point, fitted wall mounted cabinet.



## Kitchen

6'0,10'0 (1.83m,3.05m)

To the front elevation with two upvc windows, base and wall units with worktop, freestanding gas cooker, undercounter appliance space, stainless steel sink with hot and cold tap with further storage cabinets underneath, lino flooring, tile splashback, pantry cupboard.



### Utility

6'5,6'2 (1.96m,1.88m)

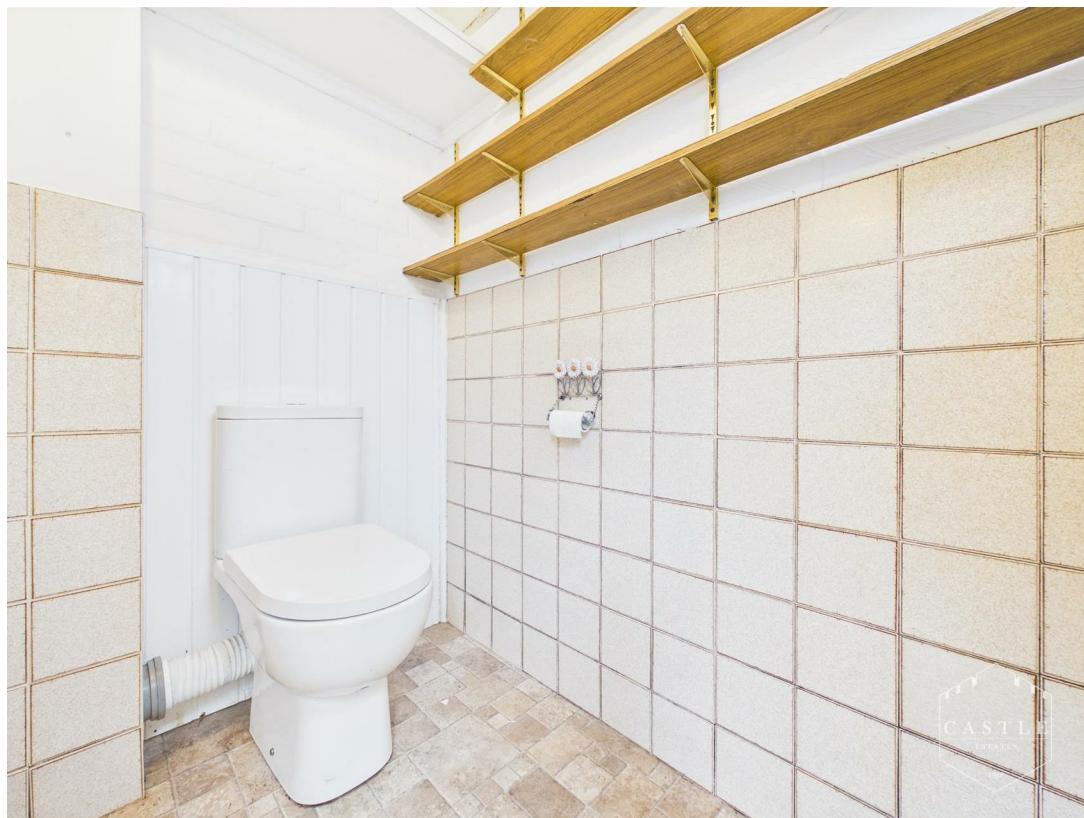
To the rear elevation with upvc window, lino flooring, Belfast sink with hot and cold tap and tile splashback, plumbing for washing machine, fitted shelving



### Downstairs W/C

3'6,5'11 (1.07m,1.80m)

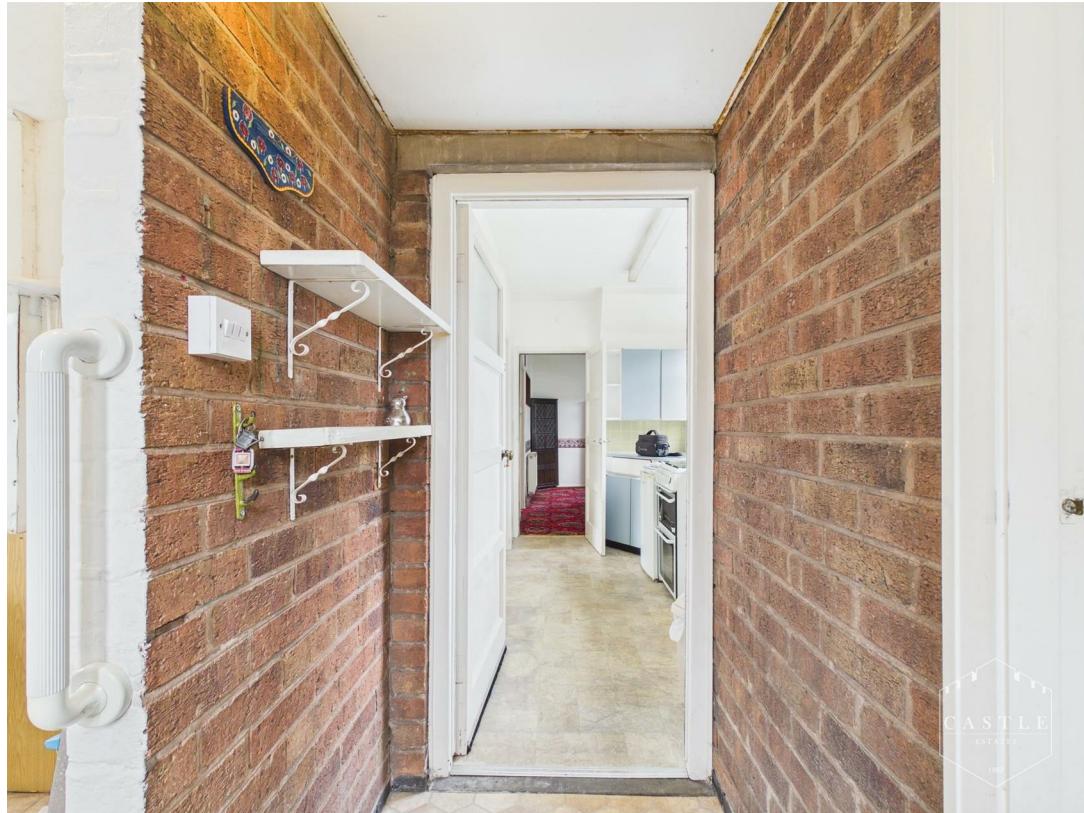
To the front elevation with tile surround, frosted upvc window to side elevation, fitted w/c, shelving, lino flooring.



### Side Hallway

6'4,3'6 (1.93m,1.07m)

With upvc door to side elevation, lino flooring, shelving, leading to utility room, w/c and kitchen.



## Landing

Open landing with upvc window to front elevation, carpeted, leading into all three bedrooms and family bathroom, loft access.



## Bedroom One

11'2,12'8 (3.40m,3.86m)

To the rear elevation with two upvc windows, carpeted, large central heating radiator, store cupboard, tv ariel point.



## Bedroom Two

10'11,10'4 (3.33m,3.15m)

To the rear elevation with upvc window, central heating radiator, carpeted, airing cupboard with combination boiler, further store cupboard.



## Bedroom Three

7'4,9'8 (2.24m,2.95m)

To the front elevation with upvc window, carpeted, store cupboard over stairs, further wall mounted cupboards.



## Family Bathroom

7'6,5'5 (2.29m,1.65m)

To the front elevation with frosted upvc window to side elevation, walk in shower with full tile enclosure, pedestal basin, w/c, half tile surround, central heating double panel radiator, extractor fan.



## Outside

To the front is a driveway for one car with a mature lawned front garden and well established shrubbery, to the rear is a large lawned rear garden with side and rear patio areas with further shed and greenhouse, well established shrubbery surrounds the whole garden.

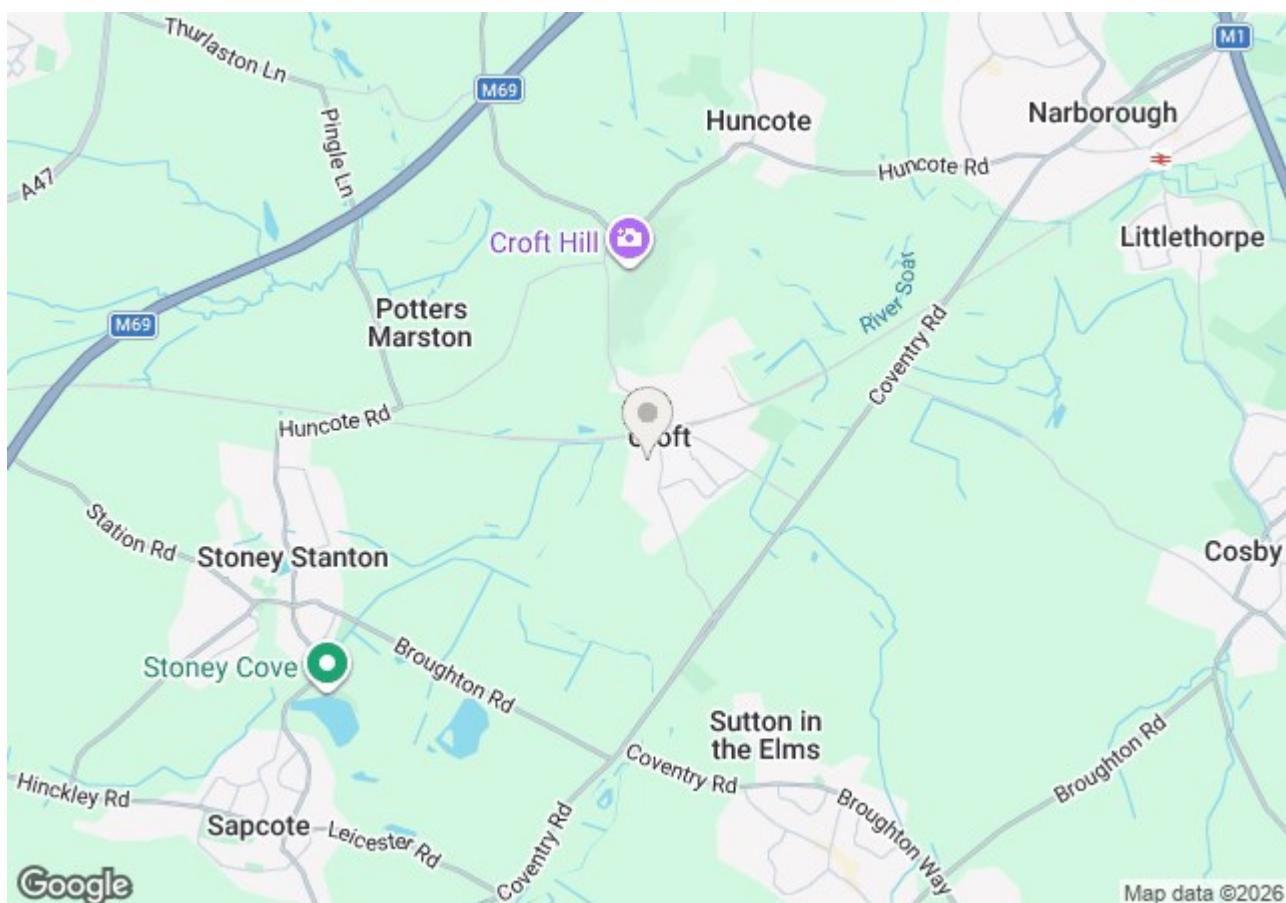


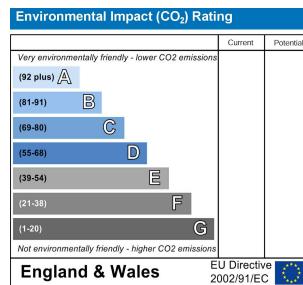
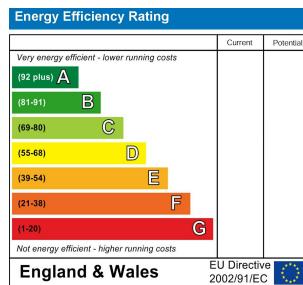
## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

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





## PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm