



- THREE BEDROOM SEMI-DETACHED HOUSE
- OFF ROAD PARKING
- READY TO MODERNISED
- BAY FRONTED
- NO UPWARD CHAIN
- COUNCIL TAX BAND - B

Price guide £230,000



Within the convenient and sought-after suburb of Western Park comes offered for sale this bay fronted, traditional three bedroom semi-detached house. A property that is ready for the next purchaser to add their own touch and modernisation to benefits from an Entrance Porch, Entrance Hall, Living Room through to Dining Room area, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. To the rear there is a generously sized garden and from the front there is off road parking that leads to a Garage to the rear. PLEASE VIEW OUR VIRTUAL TOUR FOR MORE DETAIL.

ENTRANCE PORCH

There is a door to:

ENTRANCE HALL

Having stairs leading to the first floor landing and there are doors to:

LIVING ROOM AREA

11'5 x 10'11 (3.48m x 3.33m)

Benefiting from a bay fronted window, radiator, power points and access through to:

DINING ROOM AREA

11'5 x 11' (3.48m x 3.35m)

Having patio doors to the rear garden, power points and a radiator.

KITCHEN

12' x 6'6 (3.66m x 1.98m)

With wall units, work surface, sink, window to the rear aspect and power points.

FIRST FLOOR LANDING

Having a window to the side aspect and doors to:

BEDROOM

13'3 x 9'10 (4.04m x 3.00m)

Benefiting from a bay fronted window, power points, radiator and fitted wardrobes.

BEDROOM

11'6 x 11' (3.51m x 3.35m)

Having a window to the rear aspect, radiator and power points.

BEDROOM

7'11 x 7'3 (2.41m x 2.21m)

With a window to the front aspect, radiator and power points.

BATHROOM

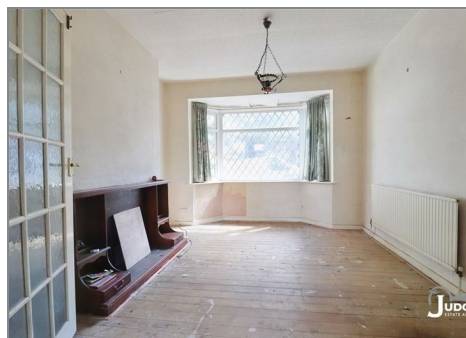
Comprising a low level WC, Wash hand basin, Bath with shower, windows to the rear and side aspect and Complimentary tiling.

REAR GARDEN

A generously sized rear garden with patio and a mainly laid to lawn area.

PARKING

From the front there is off road parking that leads alongside the property to:





GARAGE

There is an up and over door.

WESTERN PARK

The convenient and sought-after suburb of Western Park is located to the west of the City centre and is well known for its popularity in terms of convenience for access to the centre of employment and all the excellent amenities therein, as well as junction 21 of the M1/M69 motorway network for travel North, South and West, and the adjoining Fosse Park and Meridian Shopping, Entertainment, Retail and Business centres. Western Park offers a range of local neighbourhood amenities including excellent shopping, and regular bus services to the Leicester City centre.

VIEWINGS

We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars

fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

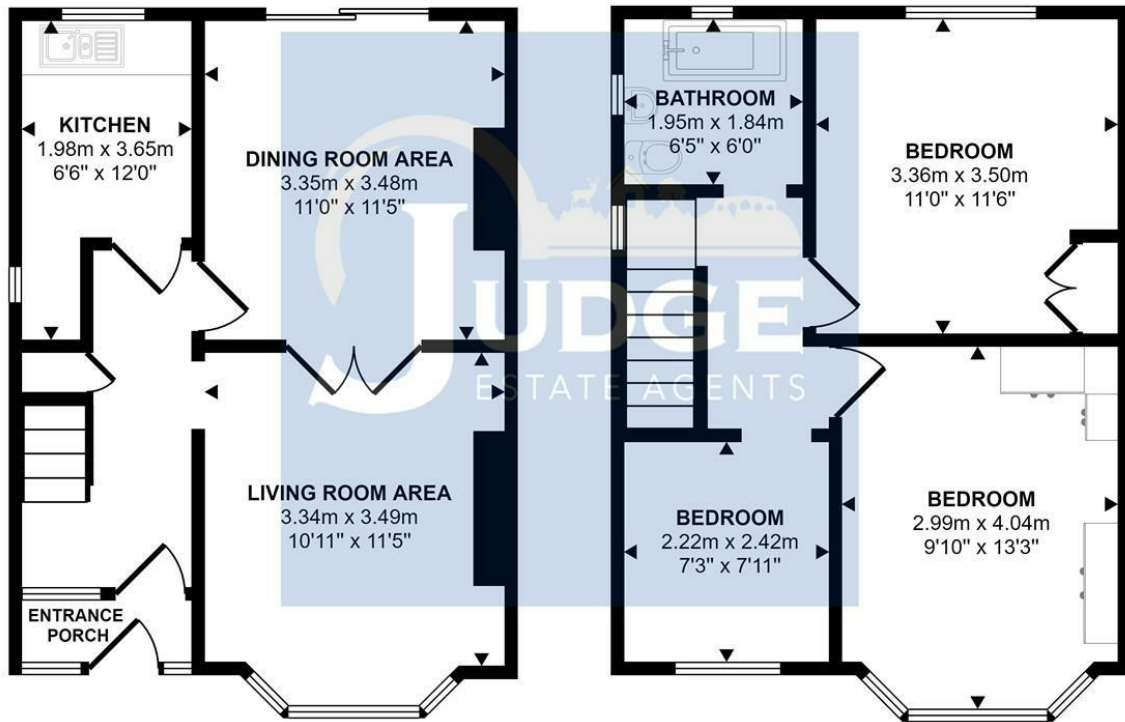
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ROY GREEN ESTATE AGENTS LIMITED



Approx Gross Internal Area
80 sq m / 858 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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	

