



READINGS

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Angela Drive

Evington, Leicester, LE5 6FD

Offers In The Region Of £300,000



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Angela Drive

Evington, Leicester, LE5 6FD

Looking for a property with potential to create your dream home? Look no further than this three bedroom semi-detached house located on Angela Drive in the desirable area of Evington.

The property is in need of full modernisation, providing an excellent opportunity for you to put your own stamp on this home. The property comprises of a porch and hall, leading to a spacious lounge/dining room, providing plenty of room for entertaining guests. The kitchen is in need of replacement, giving you free run to create a space to suit your own requirements.

Upstairs, you will find three well-proportioned bedrooms and a family bathroom with a separate WC.

Outside, the property boasts a front garden, driveway, and garage, providing off-street parking for your vehicles. To the rear, there is a larger than average garden, perfect for outdoor living, barbecues, and summer entertaining.

Located in the popular Evington area, just a short stroll from Evington Park and Evington Village, the property benefits from a range of local amenities, including shops, schools, and transport links. This is an excellent opportunity to acquire a spacious property in a sought-after location with huge potential. Don't miss out on this fantastic opportunity to make this house your own! No chain. Council tax band C.

Porch and hall

Lounge

Dining room

Kitchen

Landing

Bedroom one

Bedroom two

Bedroom three

Bathroom





Separate WC Garage

Tenure

The property is being sold freehold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.



Anti Money Laundering

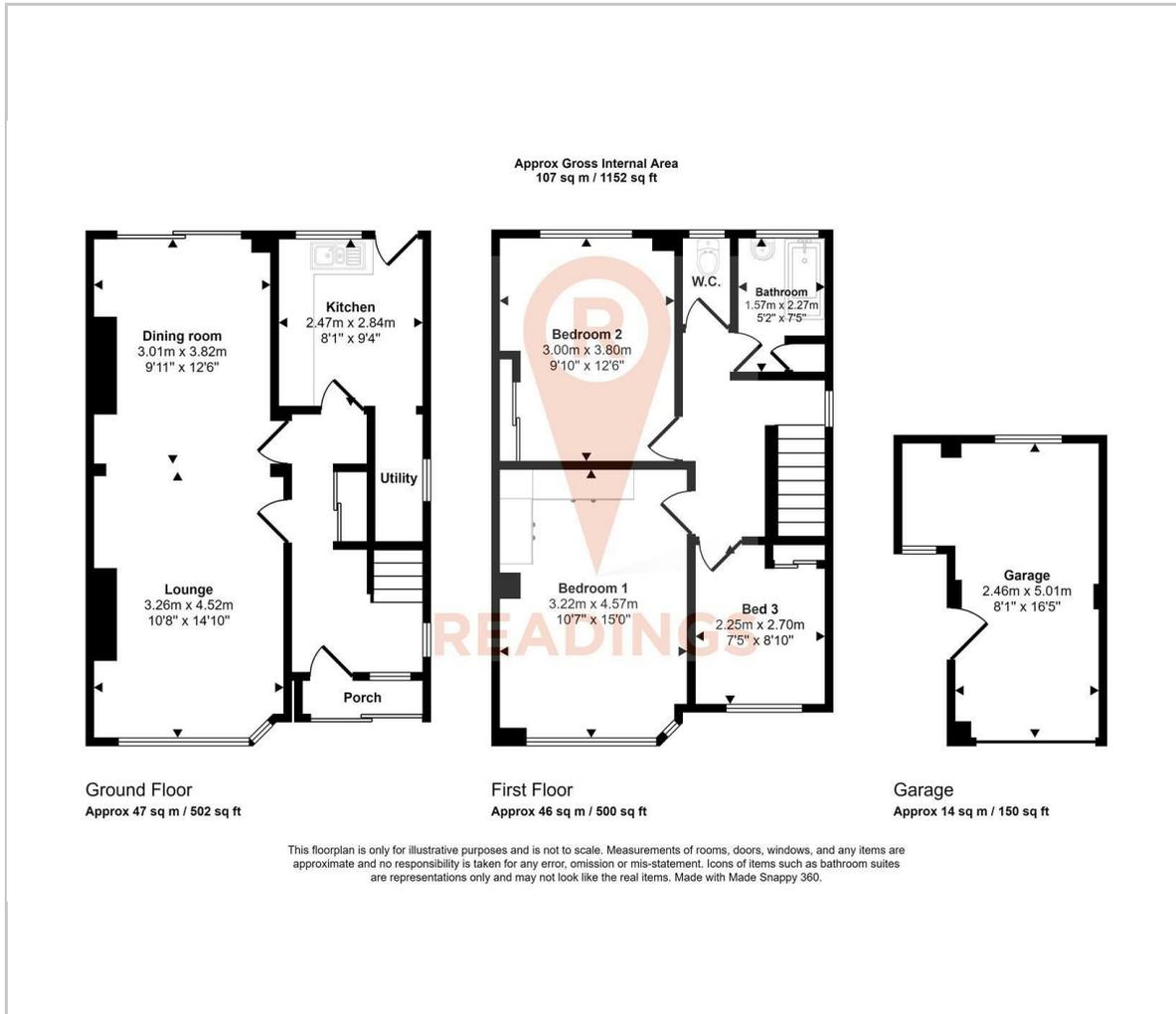
Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

