



Cheltenham Road  
Leicester, LE4 0LD

**Offers Over £300,000**

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## Cheltenham Road

, Leicester, LE4 0LD

Offered for sale with the benefit of no onward chain, this three bedroom semi detached house occupies a significantly larger than usual plot with two single garages to the side. Amazing potential to extend, this property could be transformed from what is already a spacious home to a much larger property with four or five bedrooms and additional reception rooms (of course, subject to the usual necessary consents). There is an entrance hall with cloaks cupboard and further under stairs storage, a spacious lounge which opens through to the dining room which enjoys views of the wonderful rear garden. There is a kitchen with a useful pantry and modern Worcester boiler. Upstairs you will find two double bedrooms, single bedroom, shower room and separate WC. Two single garage to the side with parking to the front of each one, rear store/shed and a much larger than average rear garden with extensive lawn. A property such as this will likely never come to the market again within this area therefore an early viewing is recommended to avoid missing out.

Council tax band - C

### Entrance Hall

### Lounge

12'2" x 11'3" (3.72 x 3.43)

### Dining Room

12'0" x 8'11" (3.66 x 2.73)

### Kitchen

12'0" max x 9'4" (3.66 max x 2.87)

### Landing

### Bedroom One

12'10" x 12'1" (3.93 x 3.70)

### Bedroom Two

12'4" x 11'3" (3.76 x 3.44)

### Bedroom Three

10'6" x 8'8" (3.21 x 2.66)

### Shower Room

7'4" x 5'8" (2.26 x 1.75)







### Separate WC

**Garage One**  
22'2" x 8'10" (6.78 x 2.7)

**Garage Two**  
18'1" x 11'2" (5.52 x 3.42)

### 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.

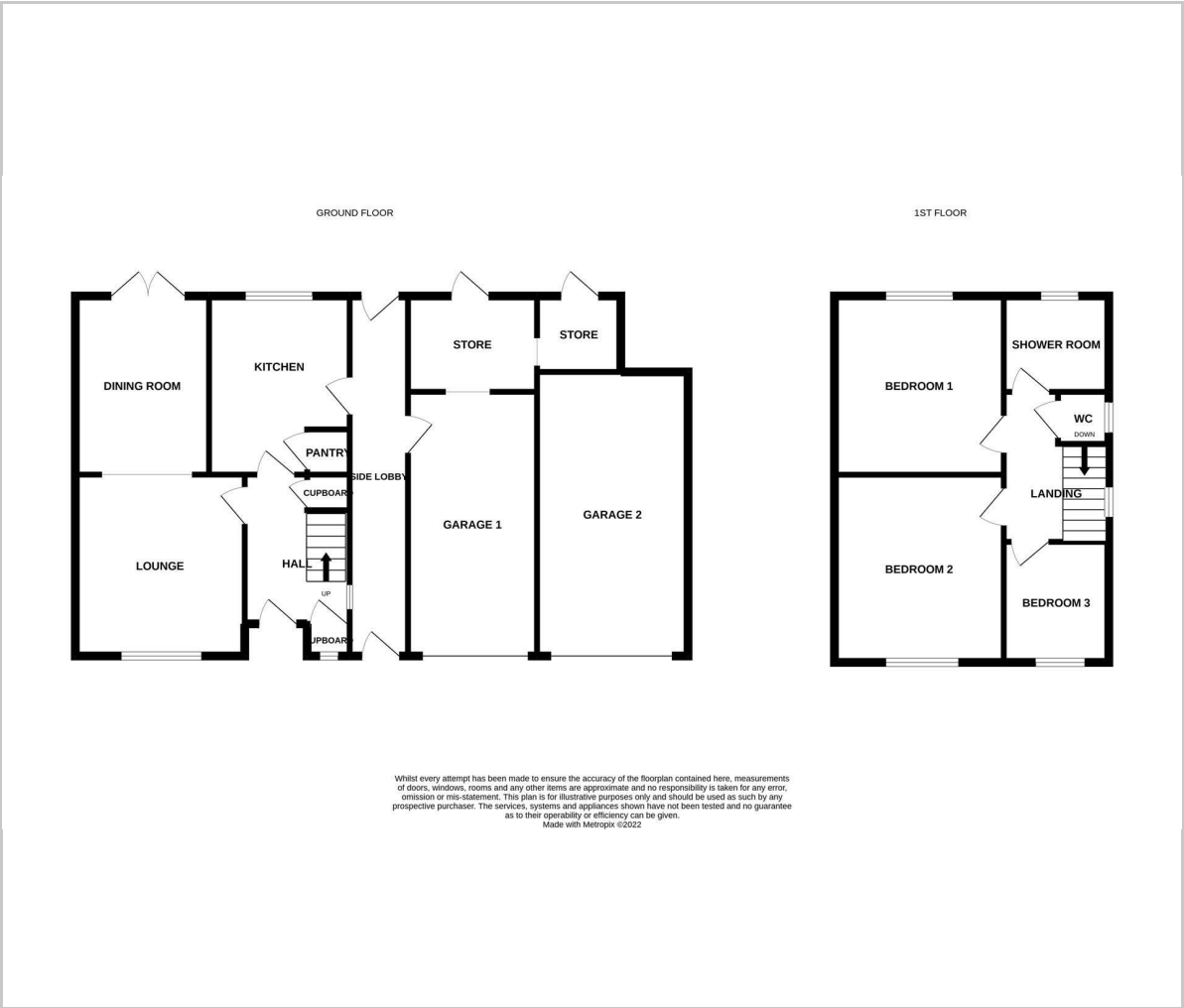
### Consumer Protection Legislation

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.





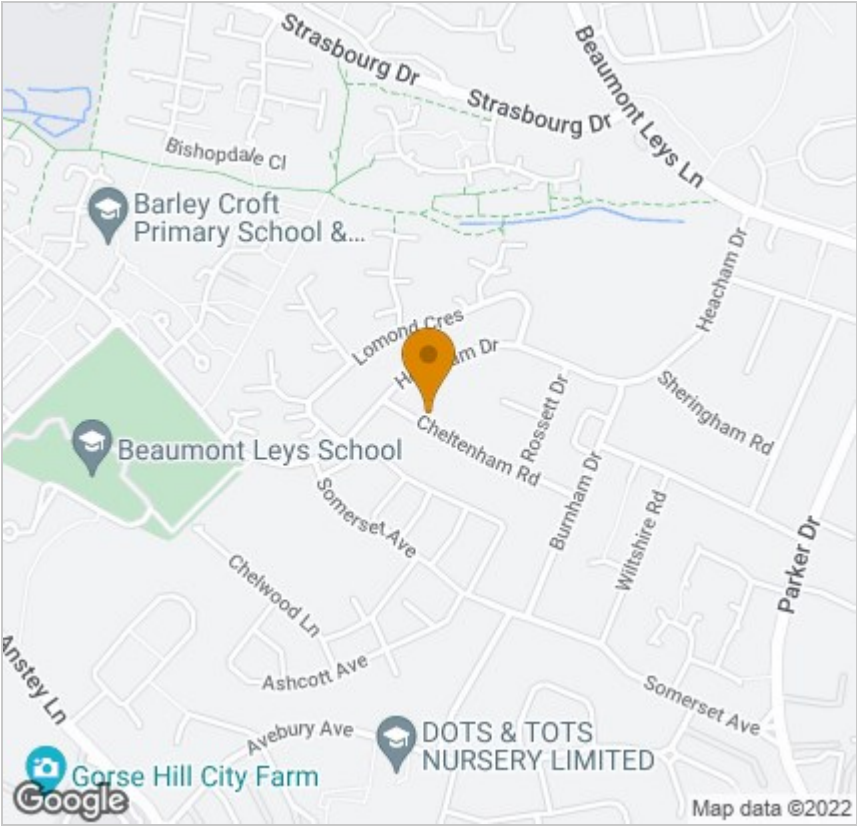
Floor Plan



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

