

FOR SALE



South Avenue

Leicester, LE3 3FW

Guide price £255,000



This 3 Bedroom semi detached family home is a fantastic opportunity for first time buyers to make it their own. The property has a generous Lounge/Dining area overlooking a mature extensive garden, with the kitchen to the side leading out to the Car port and Garage. The first floor leads to three bedrooms, two of which are double and the family bathroom. Outside the property there is a driveway offering off road parking. Leicester Forest East is a popular location for schools, transport links to hinckley and Leicester town centre.



Lounge Area 10,2 x 12,9 (3.05m,0.61m x 3.66m,2.74m)

Ceiling light point, double glazed patio door, radiator & gas fire.

Dining Room Area 39'4" x 9'10" x 36'1",6'6" (12'3 x 11,2)

Ceiling light point, radiator, gas fire, double glazed window

Kitchen 8'10" x 7'5" (2.71 x 2.27)

Ceiling light point, tiled splash backs, sink & drainer with base units. Double glazed window to rear, pantry, door to car port.

Bedroom One 12,9 x 11,3 (3.66m,2.74m x 3.35m,0.91m)

Ceiling light point, radiator, double glazed window

Bedroom Two 12,4 x 9,9 (3.66m,1.22m x 2.74m,2.74m)

Ceiling light point, radiator, double glazed window

Bedroom Three 7,9 x 7,8 (2.13m,2.74m x 2.13m,2.44m)

Ceiling light point, double glazed window

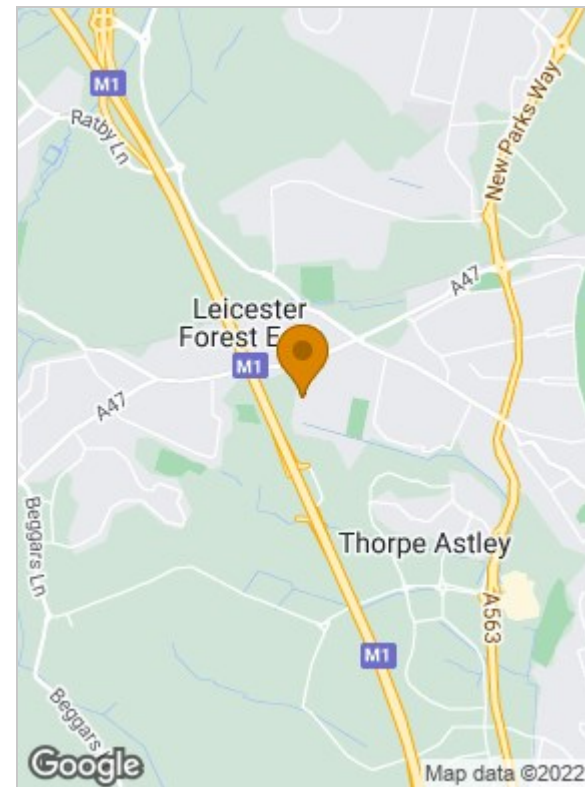
Family Bathroom 8,6 x 6,4 (2.44m,1.83m x 1.83m,1.22m)

Ceiling light point, tiled splash backs, extractor, bath with over head shower, Low flush WC, Pedestal sink, airing cupboard, double glazed window.

How To Make An Offer

Please email any offers along with proof of funds, mortgage in principle, please include photo ID and a recent utility bill with your current address on this will then be submitted to the vendor.

Area Map



Floor Plans



Abbey Lettings & Sales

Energy Efficiency Graph

