



Barnwell Avenue, Leicester, LE4



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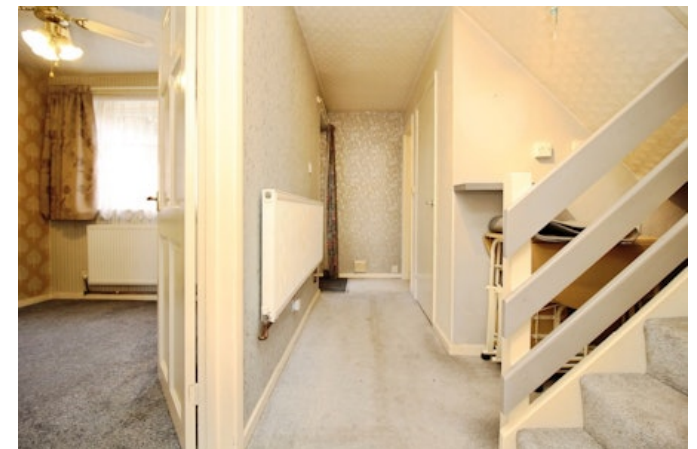
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Offers over £190,000



Key Features

- Three Bedroom End Terrace House
- Two Reception Rooms & Kitchen
- Worcester Bosch Boiler (Fitted 2023)
- Single Garage Located in Nearby Block
- Ground Floor WC
- Amazing Potential For Modernisation
- EPC rating C
- Freehold





Enjoying the use of a garage situated in a nearby block, this three bedroom end terrace would make a fantastic first purchase, family home or buy to let investment and must be viewed in person to fully appreciate the size of the accommodation on offer. The well proportioned layout includes an entrance hall with walk in storage, downstairs WC, lounge, dining room and kitchen. Upstairs you will find two double bedrooms, single bedroom and bathroom with useful storage. Conveniently located for access into Leicester City Centre, the plot offers a mainly laid to lawn garden to the rear with an outside store. Benefiting from gas central heating and available with no upward chain, an early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are welcomed into a hallway featuring a useful walk-in storage cupboard, additional under-stairs storage, and access to the main ground floor rooms, including a convenient guest WC. The primary reception room offers a comfortable space with carpet flooring and sliding doors opening directly onto the rear garden. A second reception room provides an ideal setting for formal dining and sits perfectly adjacent to the kitchen, which is fitted with a range of wall and base units, built-in oven and hob, sink and drainer with roll-edge work surfaces, tiled splashbacks, and space for appliances. A door from the kitchen also leads out to the garden, enhancing the home's flow and practicality.

First Floor

Moving upstairs, a landing serves access to three practical bedrooms, two of which are comfortable doubles. The master benefits from having built in wardrobes and houses the upgraded central heating boiler (Fitted 2023). The bathroom is fitted with a three piece suite comprising a bath, wash hand basin and WC, with useful built in storage.

Outside

The plot offers a mainly laid to lawn garden to the rear with fencing to boundaries and a variety of shrubbery. There is also a useful outside store and access to a garage situated in a nearby block with an up and over door and measuring 5.02m x 2.39m.

Location

Barnwell Avenue is a well-established residential street located in the popular LE4 area of Leicester. The neighbourhood offers a welcoming community feel with a mix of family homes and bungalows, making it ideal for couples, families and downsizers alike. Residents benefit from excellent local amenities including nearby shops, parks and schools, while Beaumont Leys Shopping Centre and Leicester city centre are both within easy reach. Convenient transport links provide straightforward access to the A46, A6 and M1, as well as regular bus routes into the city. It's a peaceful yet well-connected location that combines suburban comfort with everyday convenience.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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