



FOR SALE

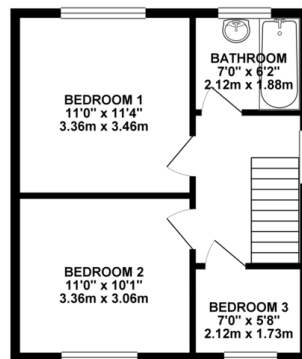
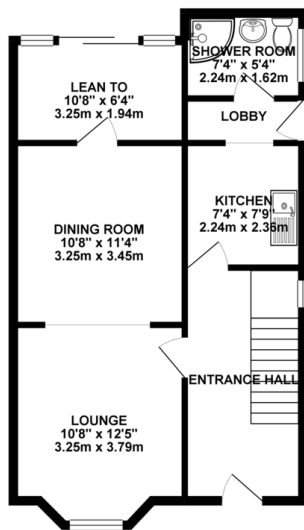
3 Bed Semi-Detached House in Ratby Lane, Leicester LE3 3LF
£230,000

****NO CHAIN**** A great opportunity to acquire this 3 bedroom semi-detached home situated on a large plot with scope for extension (STPP). This competitively priced property is truly a blank canvas for the perspective new owner. The accommodation comprises: Entrance hall, lounge, dining room, kitchen, rear lobby, a downstairs shower room, lean-to, three bedrooms and an upstairs bathroom. Outside the property is set back from the road with large frontage, off road parking, an additional side drive area and a generous rear garden.



GROUND FLOOR 535.47 sq. ft.
(49.75 sq. m.)

1ST FLOOR 385.04 sq. ft.
(35.77 sq. m.)



TOTAL FLOOR AREA : 920.51 sq. ft. (85.52 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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EPC - E

- *NO CHAIN*
- Semi-Detached Home
- Generous Plot
- Modernisation Required Throughout
- Scope For Extension (STPP)
- Two Reception Rooms
- Three Bedrooms
- Two Bathrooms

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

