



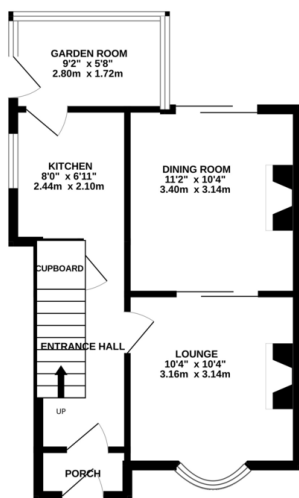
## FOR SALE

3 Bed Semi-Detached House in St. Marys Avenue, Humberstone, LE5 1JA  
Offers Over £250,000

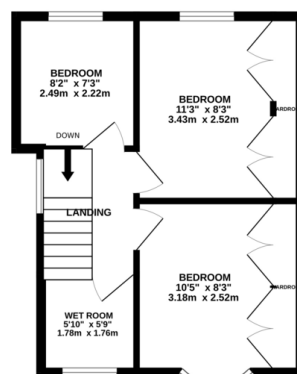
\*\*\* No Chain \*\*\*\* Built in 1939 this semi detached property has become available for sale in the ever popular location of Humberstone. The property has an additional benefit of rear access which would make an ideal space for a home business or to store a larger vehicle. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, garden room, three bedrooms, wet room, off road parking and large garden to the rear. The property is being sold as seen.



GROUND FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 756 sq.ft. (70.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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 operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Additional Rear Access
- Semi Detached
- Three Bedrooms
- Off Road Parking
- Sold As Seen
- Wet Room
- Potential For Modernisation

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

