



17 MILVERTON AVENUE, LEICESTER, LE4 OHY

OFFERS OVER
£350,000

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£350,000 FREEHOLD



ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator, under stairs cupboard and doors that lead to:

LIVING ROOM

14'10 x 10'11

Benefiting from a bay fronted window, radiator, power points, TV point and the room flows openly through to:

DINING ROOM

12'3 x 10'7

Having a window and patio doors to the rear aspect, radiator, power points and a door that leads to:

KITCHEN

12'11 x 11'5 - 9'2

There are a range of wall and base units with work surfaces, sink with mixer tap and drainer, windows to the rear aspect, power points, radiator, Range oven and a door that leads to:

SIDE PORCH

With doors to the Rear Garden and Garage.

FIRST FLOOR LANDING

Having access to the loft, power point and doors that leads to:

PRIMARY BEDROOM

12'9 x 10'1

Benefiting from a window to the front aspect, radiator and power points.

BEDROOM

11'11 x 10'2

Having a radiator, radiator and power points.

BEDROOM

13'2 x 9'7

There is a window to the front aspect, radiator and power points.

BEDROOM

11'5 - 8'8 x 9'7

Benefiting from a window to the rear aspect, radiator and power points.

BEDROOM

8'1 x 7'

Having a window to the front aspect, radiator and power points.

BATHROOM

Comprising a low level Wash hand basin, Bath, Complimentary tiling, Radiator and a Window to the rear aspect.

WC

Comprising a low level WC.

REAR GARDEN

This well established, eye-catching and generously sized garden enjoys a wealth of laid to lawn and bordered areas that appreciate a number of shrubs, plants and trees as well as patio seating areas.



PARKING

From the front there is off road parking that leads to:

GARAGE

15'10 x 9'9

Benefiting from an up and over door with the facilities of both power and lighting.

LOCATION

This popular location offers many excellent schools within walking distance and good road links to Leicester City Centre and the A46 towards major motorways.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Viewings strictly by
appointment via Judge
Estate Agents

Contact

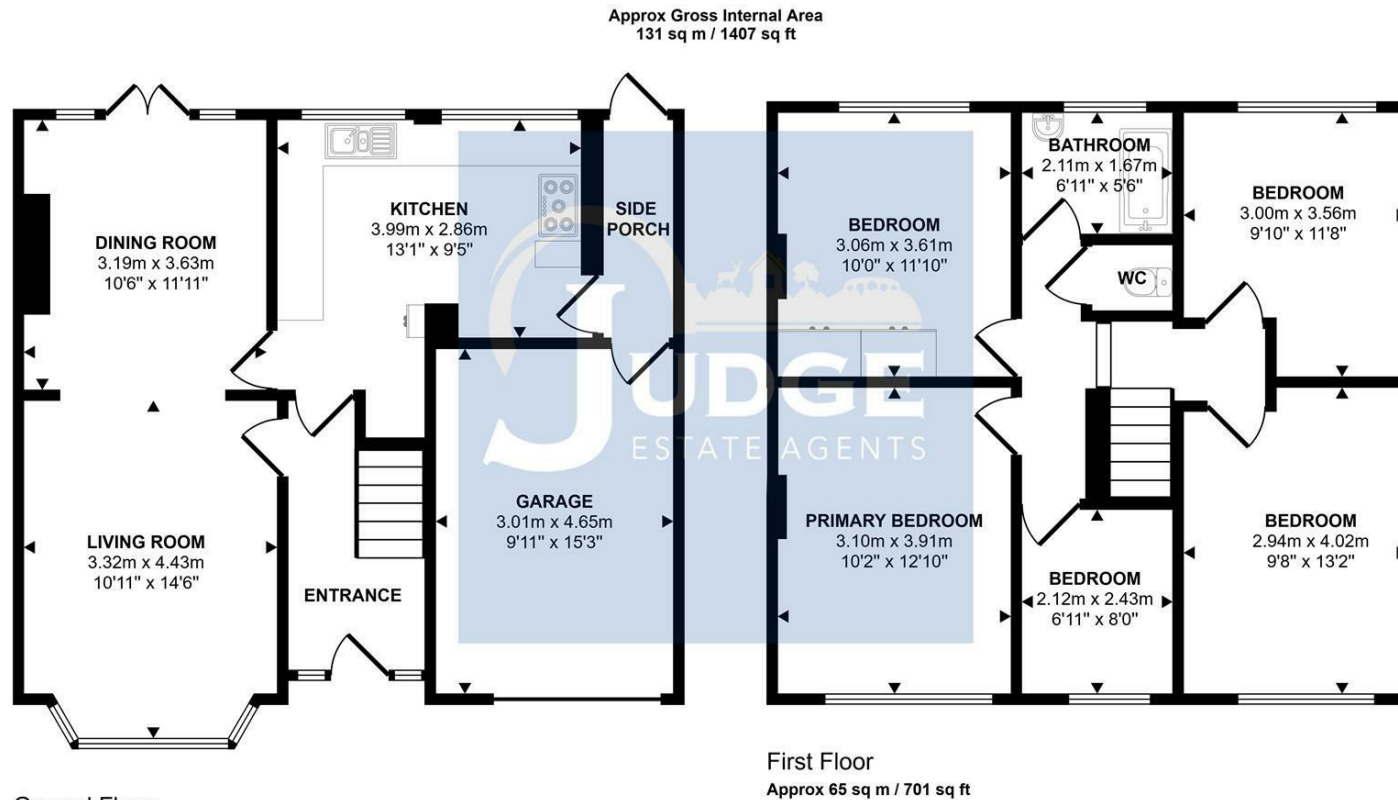
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

WE ARE NOT ONLY YOUR LOCAL ESTATE AGENT, WE ARE ALSO YOUR NEIGHBOUR

PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

