



Wansbeck Gardens, Leicester

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Sell MyHomeTM
.co.uk



- THREE BEDROOMS
- LOUNGE / DINER
- CLOAK ROOM
- FRONT & REAR GARDEN
- NO UPPER CHAIN
- MID TERRACED
- KITCHEN
- FAMILY BATHROOM
- IDEAL FIRST TIME BUY

SellMyHome are pleased to offer this three-bedroom mid-terraced house located in the desirable area of Wansbeck Gardens, Leicester. This property presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home.

Upon entering, you will find a spacious lounge and dining room, perfect for both relaxation and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere. The property boasts three well-proportioned bedrooms, providing ample room for family or guests.

The house features both front and rear gardens, offering delightful outdoor spaces for gardening, play, or simply enjoying the fresh air. The gardens are a wonderful addition, enhancing the overall appeal of the property.

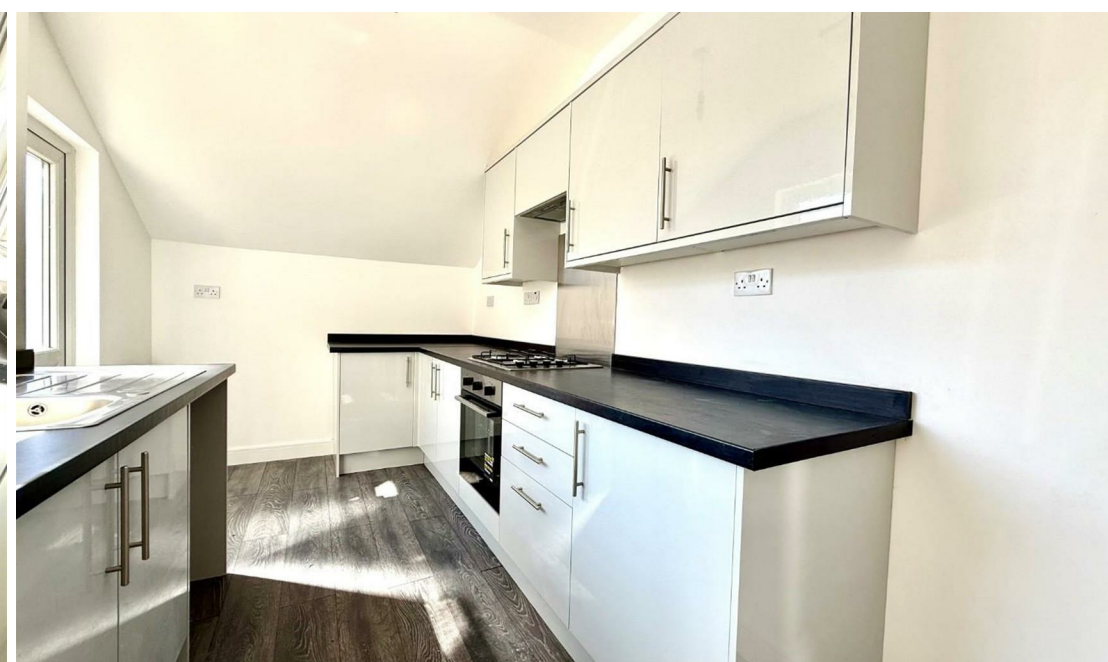
One of the key advantages of this home is that it comes with no upper chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those looking to move in quickly and start enjoying their new home without unnecessary delays.

Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

In summary, this mid-terraced house in Wansbeck Gardens is a fantastic opportunity for first-time buyers. With its spacious living areas, lovely gardens, and the benefit of no upper chain, it is a property not to be missed. We invite you to come and view this delightful home and imagine the possibilities it holds for you and your family.



Offers In Excess Of: £250,000





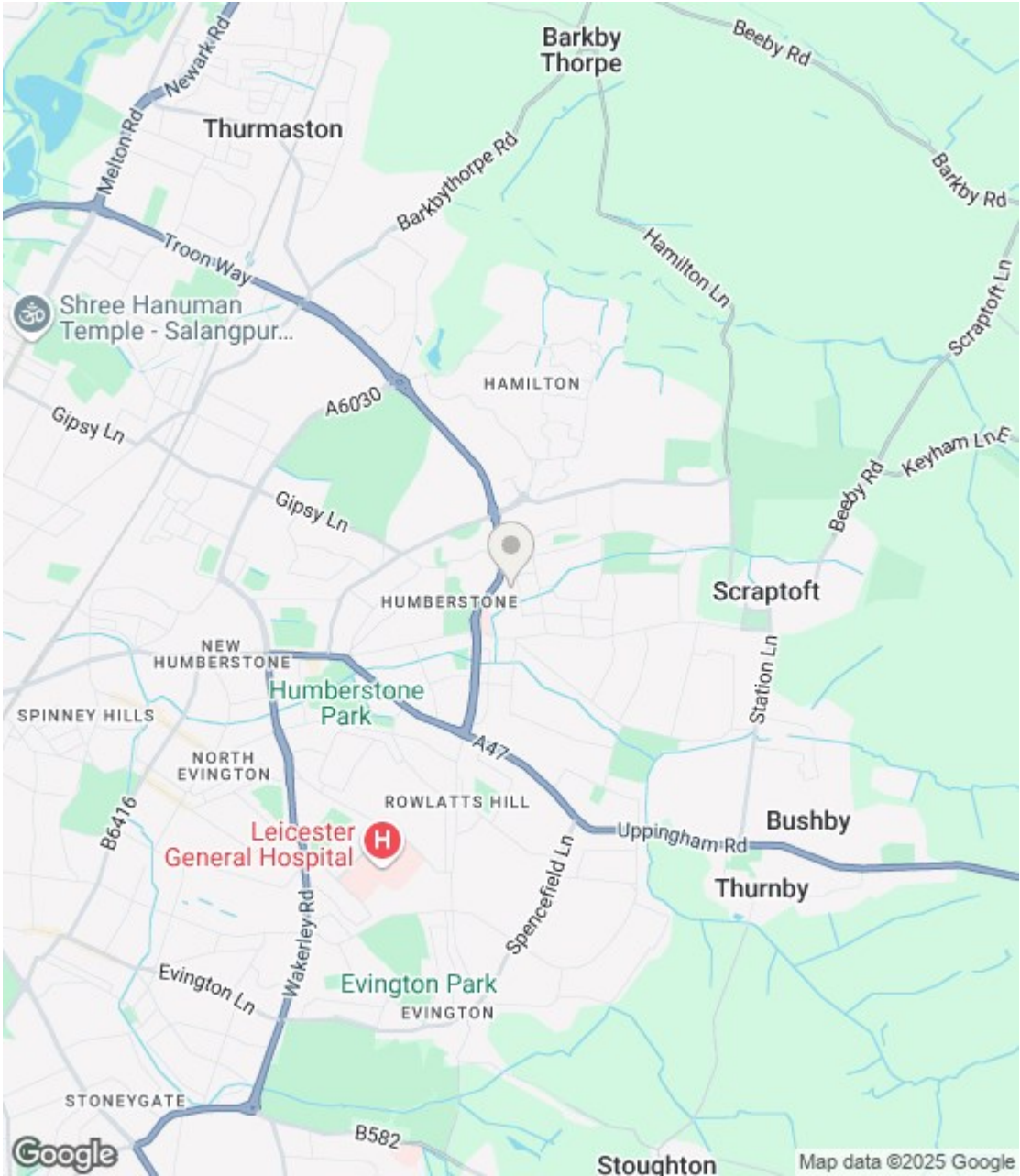


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



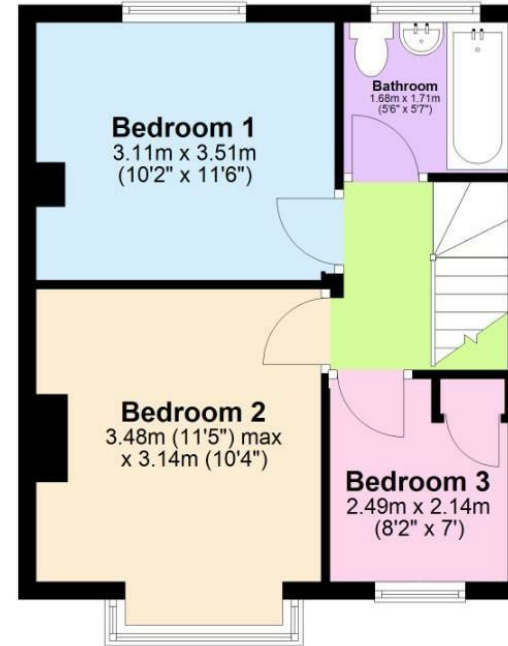
Ground Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



First Floor

Approx. 36.0 sq. metres (388.0 sq. feet)



Total area: approx. 78.8 sq. metres (848.1 sq. feet)

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