22a Cross Street, Enderby, LE19 4NJ Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge Diner 19'3" x 11'1" (5.87 x 3.38)

Kitchen 11'5" x 7'8" (3.48 x 2.34)

Breakfast Room 9'11" x 7'8" (3.03 x 2.34)

Landing

Bedroom One 14'5" x 9'0" (4.40 x 2.75)

Bedroom Two 10'5" x 9'10" (3.20 x 3.02)

Bathroom







Measurements are for guidance only and potential buyers are advised to recheck measurements.

Agents notes FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and mus
on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the
condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

28 Dovedale Avenue, Blaby, Leicester, Leicestershire, LES 4DE

Price Guide £140,000

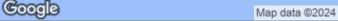
OVERVIEW

- · Two Bedroom Semi Detached House
- · Lounge Diner
- Kitchen
- · Breakfast Room
- Bathroom
- · Requires Improvement
- · Wide Plot With Scope For Side And Rear Extension (subject to planning)
- Freehold, Council Tax Band B, EPC Rating E
- · For Sale Through Auction

LOCATION LOCATION....

Blaby boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. A delightful place to live.













THE INSIDE STORY

This two bedroom semi detached property is offered for sale through auction. A great property on a good size plot and offers tremendous scope for modernisation as well as side and rear extensions, possibly a two storey extension subject to any required permissions.

The property has suffered some water damage from a burst pipe in the loft so does require modernisation.

Externally to the front is a driveway providing off road parking.

OFFERED FOR SALE THROUGH SDL AUCTION PLEASE FOLLOW THE LINK BELOW FOR FURTHER INFORMATION https://www.sdlauctions.co.uk/remote-telephone-proxy-bidding/







