

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, rooms, floors 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 service, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given.
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FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
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OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
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 must not be relied 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 current 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, LE8 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.



Google

Map data ©2024



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/>

