



54 Waltham Avenue, Leicester

In Excess of **£250,000**



54 Waltham Avenue

Leicester, Leicester

**** CALL TO ARRANGE A VIEWING **** a WELL PRESENTED family home **** BRILLANT sized rear GARDEN **** DRIVEWAY to the front **** NO ONWARD CHAIN **** LOCAL SHOPS, SCHOOLS, PARK and MEDICAL CENTRE close by ******

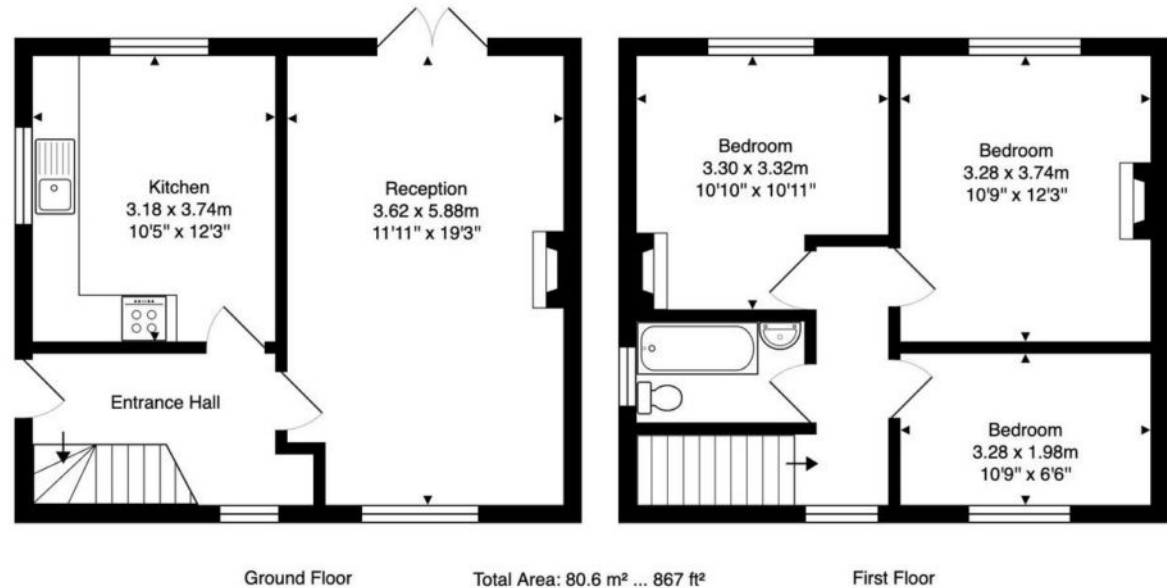
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- A very well presented three bedroom semi detached family home
- The nicely sized living room has double doors which lead you out onto the rear garden
- This house is ready to move into and could be bought to either live in or let out
- A brilliant sized rear garden to have lots of fun in, entertain your family and friends or simply just relax in
- Southerly aspect facing rear garden
- Driveway to the front of the house which facilities off road parking
- Being offered with no onward chain
- Located in an area which has excellent access to a park, medical Centre, post office, local shops and schools



All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

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**** Call to arrange a viewing!** Being offered for sale with no onward chain is this well presented three-bedroom semi-detached family home which offers a perfect blend of comfort and style. There is a entrance hall for greeting your guest in, this area also provides access to a kitchen. The nicely sized living room has enough space to accommodate a dining table with chairs and benefits from having double doors which lead you out onto the rear garden, allowing for convenience and natural light to flow into the room. A beautiful fireplace display features in the living room and two of the bedrooms adds a touch of elegance and warmth. Ready to move into, this house offers the flexibility to either buy to live in or let out, making it an attractive option for various buyers.

The brilliant sized southerly aspect facing rear garden is mainly laid to lawn and is a green oasis within the property's boundary, providing ample space for either relaxing in the open air, outdoor dining whilst entertaining your family and friend's, offering a seamless transition from indoor to outdoor living.

Additionally, a convenient driveway at the front of the house ensures that residents always have a place to park their vehicles, adding to the property's practicality. Located in a sought-after area with excellent access to various amenities and recreational facilities this home offers both simplicity and practicality. With its combination of nice features, including the spacious garden, and easy access to amenities, this house represents a great opportunity to own a comfortable and inviting home in a prime location.

Agent Notes: Under Section 21 of the Estate Agents Act 1979 we advise that the vendor of this property is related to the director of Elliott's Estate Agents.

This family home is conveniently located to the local shops, post office, Merridale Medical Centre and restaurants/ takeaways. The local schools serving this area are Fullhurst community college, Caldecote Community Primary School and Imperial Avenue Infant School. There are superb road links to Fosse Park Shopping Centre, Sainsbury's and Asda Supermarkets, and the M1/ M69 motorways. Bus services are available with routes to different destinations.









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