



Connells
0115 262 0022
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FOR SALE

Connells

Somerset Avenue
Leicester



Property Description

Semi-Detached Home in a Popular LE4 Location – Ideal for Families, First-Time Buyers or Investors

Nestled on a well-regarded residential street in the heart of LE4, this three bedroom semi detached property offers spacious living, excellent transport links, and close proximity to a wide range of local amenities. Somerset Avenue is a sought-after location, known for its family-friendly environment and easy access to schools, parks, and shopping facilities.

Somerset Avenue is positioned within the popular Abbey / Belgrave area of Leicester, offering walking distance to local schools and nurseries, quick access to Belgrave Road, City Centre, and Beaumont Leys, nearby parks and green spaces and excellent bus routes and commuter links.

Whether you're a first-time buyer, a growing family, or an investor, this property offers superb potential in a thriving Leicester location.

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Entrance Hall

Having stairs leading to the first floor

Lounge

Double glazed window to the front, radiator and feature fireplace

Dining Room

Having double glazed window to the rear and radiator

Kitchen

Fitted with a range of wall and base units, space for freestanding appliances, double glazed window to the rear and door leading to the rear garden

First Floor Landing

Bedroom One

Double glazed window to the front and radiator

Bedroom Two

Double glazed window to the rear and radiator

Bedroom Three

Double glazed window to the front and

radiator

Shower Room

Fitted with a shower cubicle, low level WC and wash hand basin, extractor fan and obscure glazed window

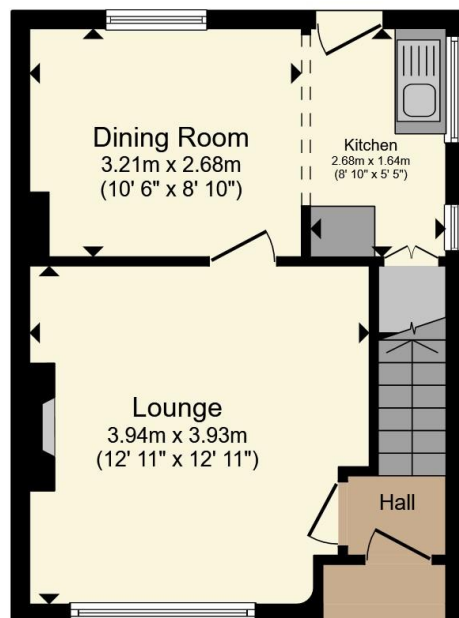
Outside

The rear garden has a patio area and lawned area with trees and shrubs, there is outside an outside WC and store-room

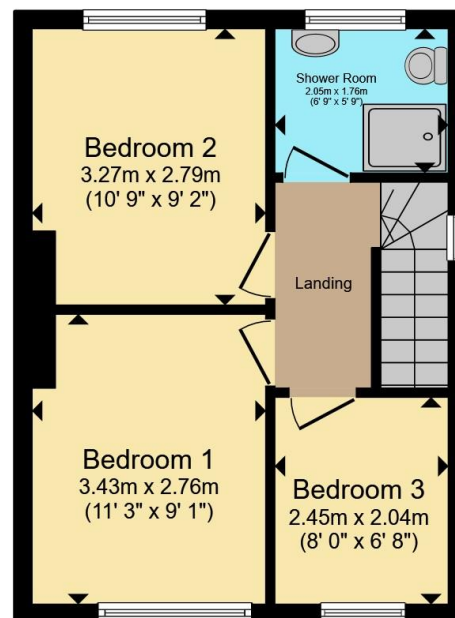




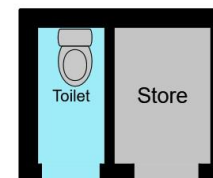




Ground Floor



First Floor



Outbuilding

Total floor area 70.1 m² (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: Awaited
Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325594



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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