



Connells

Tadcaster Avenue
Leicester

Tadcaster Avenue
Leicester LE2 9GA

for sale offers in excess of
£225,000



Property Description

Eyres Monsell is located in the South West corner of Leicester. This sought after location boasts two primary schools, a selection of shops and takeaways, two large parks with play and gym equipment, churches and doctors surgeries, public house and is served by regular bus links to the city centre and has everything you need for convenient living.

This semi-detached home benefits from two first floor bedrooms and a further downstairs bedroom. In a popular area, there is off road parking and a rear garden. The property would make an ideal first time buy or investment purchase. Call now to arrange a viewing.

Entrance Porch

There is a double glazed door and window to the front of the property and door to the hallway.

Hallway

There is a door from the porch, stairs rising to the first floor and central heating radiator.

Lounge/Dining Room

There is window to the front of the property, central heating radiator, coving to the ceiling and door to the downstairs bedroom.

Kitchen

There are wall and base units, work surfaces housing the sink drainer, integrated oven and hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, spot lights to the ceiling and window and door to the rear of the property.

Downstairs Bedroom

There is a window to the side of the property, double doors leading out to the garden, central heating radiator and coving to the ceiling.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

With a window to the front of the property, central heating radiator, coving to the ceiling and a storage cupboard.

Bedroom Three

With a window to the rear of the property, coving to the ceiling, storage cupboard and central heating radiator.

Family Bathroom

There is bath with shower over, wash hand basin, wc, partly tiled walls and double glazed window to the rear of the property.

Outside

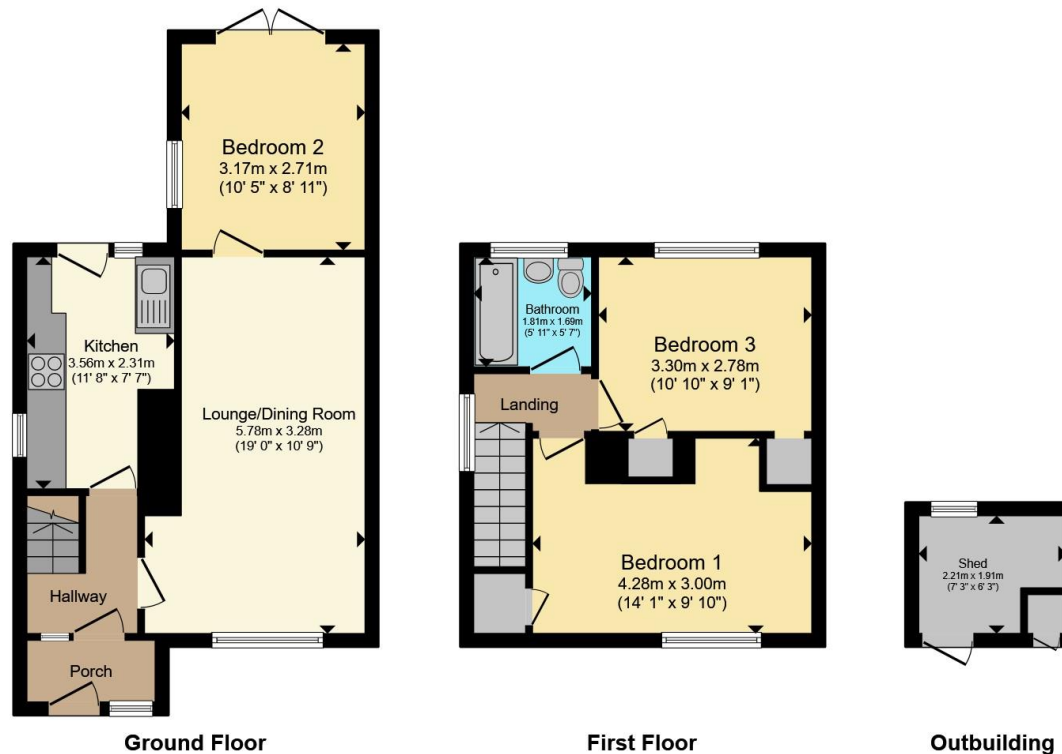
At the front of the property there is a driveway providing off road parking.

The rear garden has a paved area, lawn and fenced borders.









Total floor area 75.2 m² (810 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

Connells

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Leicester Road and at the roundabout continue straight ahead. At the traffic lights continue ahead towards Glen Parva and turn right onto Hillsborough Road. Take the fourth left turn onto Radcot Lawns and right onto Packhorse Road and then left onto Tadcaster Avenue where the property is situated.

EPC Rating: B Council Tax
 Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309851



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309851 - 0002