

# FOR SALE



**Abbey**  
Lettings & Sales



## Milverton Avenue

Leicester, LE4 0HY

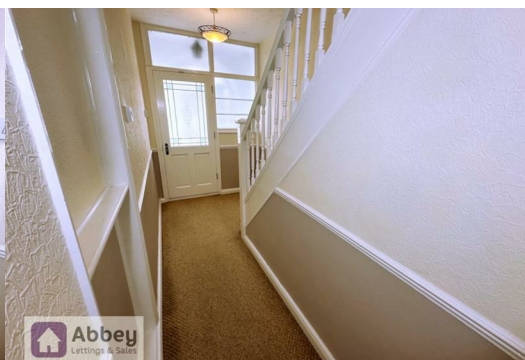
**£295,000**



A well-presented unfurnished 3 bedroom semi-detached house which is situated in the popular Stadium estate located very closely to the City Centre and local schools, the property is ideal for families and people of all ages who are looking for easy commuting to the City Centre as well as the outer ring roads, local supermarket, both primary and secondary schools and the Glenfield Hospital.

The property comprises of entrance hall, lounge, dining room, kitchen and conservatory. To the first floor, there are 2 double bedrooms, a third bedroom and a shower room.

The property comes with carpet, vinyl and laminate wooden flooring throughout. The property also offers fully double glazing, a driveway to the front and to the rear there is an enclosed garden with a single garage and lawn.





### Porch

UPVC door, ceiling light point, tiled flooring and door leading to entrance hall.

### Entrance Hall

Front door, ceiling light point, storage heater, carpeted flooring, understairs storage cupboard, door leading to Dining room and archway to Kitchen and stairs leading to first floor.

### Lounge 15'2" x 10'11" (4.625 x 3.335)

Ceiling light point, double glazed bay window, storage heater, TV point, carpeted flooring and floating electric fire.

### Dining Room 12'5" x 10'7" (3.800 x 3.230)

Ceiling light point, storage heater, carpeted flooring and double glazed patio door leading to conservatory.

### Conservatory 27'9" x 12'1" (8.480 x 3.690)

Double glazed windows overlooking the garden, laminate flooring and doors leading to the rear garden.

### Kitchen 8'10" x 6'8" (2.716 x 2.036)

Ceiling light point, fully fitted kitchen offering base and wall cupboards, sink and drainer, carpeted tile flooring, double glazed window, electric cooker, washing machine and UPVC door leading to the side of the property

### Stairs & Landing

Ceiling light point, double glazed window, carpeted flooring, Electric heater, doors leading to Bedroom 1, 2, 3, shower room and WC.

### Bedroom 1 10'0" x 12'11" (3.073 x 3.941)

Ceiling light point, double glazed window and carpeted flooring.

### Bedroom 2 12'5" x 10'0" (3.808 x 3.068)

Ceiling light point, double glazed window, built-in wardrobes, and vanity unit with 2 draws, and carpeted flooring.

### Bedroom 3 7'7" x 6'4" (2.312 x 1.937)

Ceiling light point, double glazed window and carpeted flooring.

### Shower Room 5'10" x 6'11" (1.800 x 2.111)

Ceiling light point, 2 piece shower room suite comprising of electric shower in a cubical, wash hand basin with storage underneath, towel radiator, extractor fan, double glazed window and vinyl flooring.

### WC 2'7" x 4'8" (0.808 x 1.443)

Double glazed window, ceiling light point, vinyl flooring, and fitted WC

### Externally

To the front of the property: A block paved driveway.

To the rear of the property: A private garden offering a large lawn area and a garden path leading to the shed. On the side of the property, there is a large gated off area with a canopy cover majority of the area.

### Additional Information

Council Tax Band: B

How To Make An Offer - Please email with any offers along with proof of funds and mortgage in principle. Please include a photo ID and a recent utility bill with your current address this will then be submitted to the vendor.

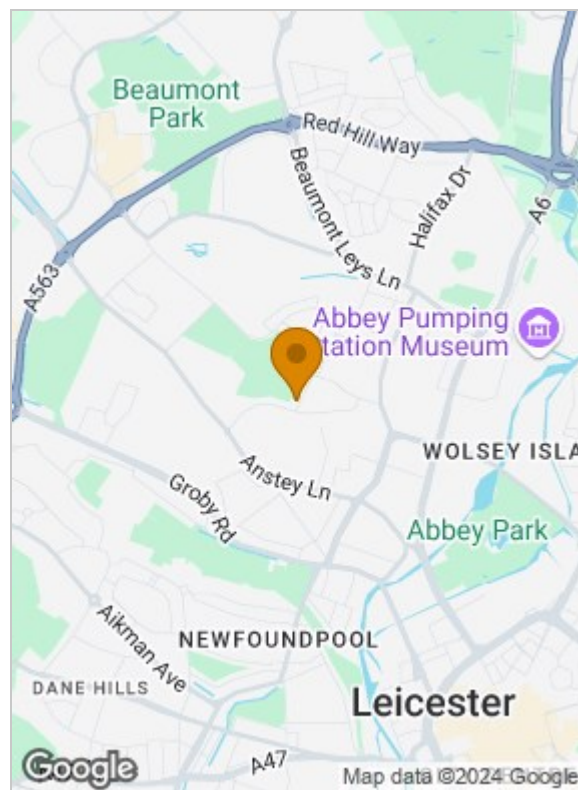
Money Laundering - In line with current money laundering regulations, prospective buyers will be asked to provide us with a photo I.D. (e.g. Passport, driving license, bus pass, etc) and proof of address (e.g. Current utility bill, bank statement, etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees, or third parties should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans, and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Abbey Lettings & Sales. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

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Free Property Valuations! - If you have a house to sell then we would love to provide you with a free no-obligation valuation.

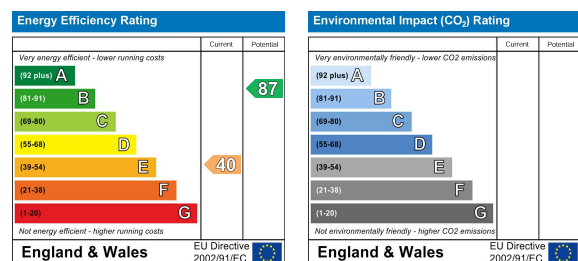
## Area Map



## Floor Plans



## Energy Efficiency Graph



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