



# 12 Segrave Road

, Leicester, LE3 1DJ

## Asking Price £250,000

Explore this charming starter home nestled in the sought-after Braunstone Town. This semi detached house showcases an inviting entrance, a functional WC, a cozy lounge, and a kitchen/diner on the first floor. Upstairs, you'll find three bedrooms and a modern fitted family bathroom with a four-piece suite. Outside, there's plenty of parking space with a spacious driveway for potential expansion, and a lovely private garden at the back. Whether you're a first-time buyer or an investor, this property is a fantastic opportunity.

- Beautifully presented
- Three bedroom semi detached home
- ideal first time purchase
- Potential to extend
- Modern four piece bathroom
- Stunning rear garden
- Must be seen

### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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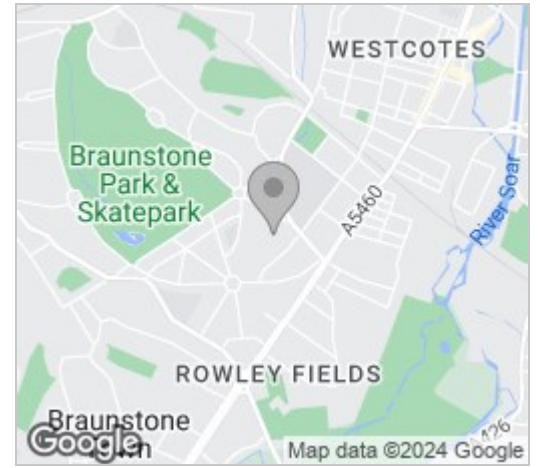




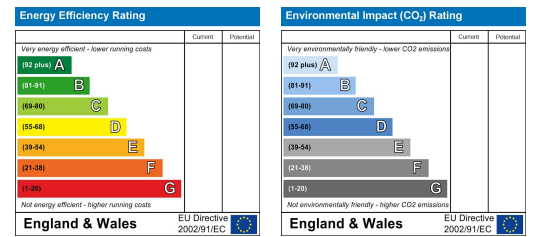
# Floor Plan



# Area Map



# Energy Efficiency Graph



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