



## 30 Paton Street , Leicester, LE3 0BE Price Guide £200,000

Berkley are pleased to present this three bedroom bay fronted Victorian villa. Located on Paton Street, off Narborough Road the property is within close proximity to local schools, parks, and shops, with excellent transport links to Leicester city centre, the M1 and M69. The stylish Fosse Park Shopping Centre is a short distance away the property has gas central heating and uPVC double glazing.

The ground floor features two large reception rooms, perfect for both relaxing and entertaining, along with a well-equipped kitchen and a convenient downstairs bathroom. Upstairs, you will find three generous double bedrooms, outside is a enclosed yard

This property is suitable for owner occupiers or for investors as the area has high demand for rentals and is offered with no chain.

### ACCOMODATION

Entrance Hall

Reception Room One 2.7m x 4.2m

Reception Room Two 3.6m x 3.3m

- No Chain
- Popular Location
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- uPVC Double Glazing

### 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.



3



1



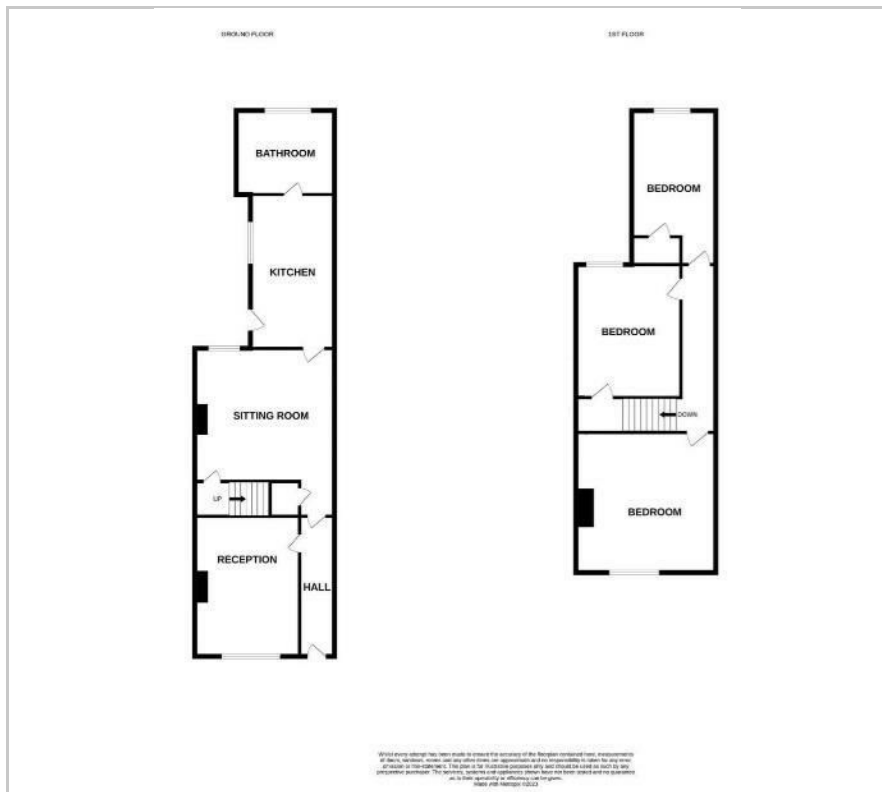
2



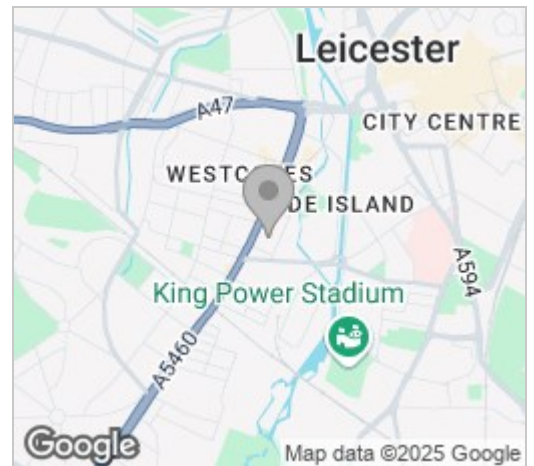
C



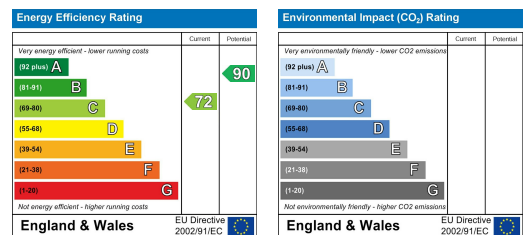
## Floor Plan



## Area Map



### Energy Efficiency Graph



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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

75 Hinckley Road, West End, Leicester, Leicestershire, LE3 0TD  
**Tel:** 0116 2544755 **Email:** [info@berkleyestates.co.uk](mailto:info@berkleyestates.co.uk) **berkleyestates.co.uk**