



## Swinford Avenue, , Leicester, LE2 9RW

- Being sold through Goto online auction
- Buy it now option available.
- Shower room
- Kitchen
- Spacious Lounge
- Buyers fee applies
- Three well proportioned bedrooms
- Ideal first time buyers, Family or Savvy Investor
- No Upward Chain
- 360 Virtual Tour

**By Auction £190,000**



# Swinford Avenue, , Leicester, LE2 9RW

## DESCRIPTION

Being Sold by Online Auction....

<https://list.gotoproperties.co.uk/lot/details/146266>

Welcome to this charming Mid-terraced townhouse located on Swinford Avenue, an ideal opportunity for first-time buyers, families, or astute investors seeking a promising financial venture. This delightful property boasts three well-proportioned bedrooms, providing ample space for comfortable living. The spacious lounge invites you to relax and unwind, while the fitted kitchen is perfect for preparing meals and entertaining guests.

The house features a modern shower wet room, ensuring convenience and ease for daily routines. Outside, you will find gardens to both the front and rear, offering a lovely outdoor space for gardening or enjoying the fresh air. The property is equipped with gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

Situated in a popular area, you will find local shops, schools, and various amenities just a stone's throw away. Excellent public transport and road links provide easy access to the city centre, motorways, and the popular Fosse Park retail outlet, making this location both practical and desirable.

Offered to the market with no upward chain, this property presents a seamless opportunity for a new owner. A 360-degree virtual tour is available for your convenience, allowing you to explore this wonderful home from the comfort of your own space.

Starting Bids from: £190,000

Buy it now option available

Please call or visit Goto Online Auctions for more information. To find out more contact your local Hunters estate agents Wigston to arrange your viewing.





Approx Gross Internal Area  
76 sq m / 822 sq ft



Ground Floor  
Approx 36 sq m / 386 sq ft

First Floor  
Approx 41 sq m / 436 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

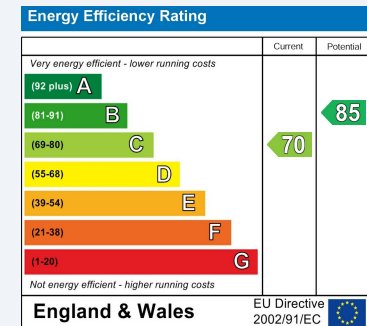
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.