



Connells

St. Marys Avenue
Humberstone Leicester

St. Marys Avenue
Humberstone Leicester LE5 1JA

for sale offers in excess of
£240,000



Property Description

Situated in the highly sought-after area of Humberstone, this attractive two-bedroom semi-detached home offers well-presented accommodation throughout and is ideal for first-time buyers or small families.

The property comprises a welcoming entrance hall, a spacious lounge, and a fitted kitchen with access to the rear garden. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Outside, the home benefits from a private rear garden, perfect for relaxing or entertaining, along with the added advantages of allocated parking and a garage, providing excellent parking and storage solutions.

Conveniently located close to a range of local amenities, reputable schools, and excellent transport links, this delightful home offers comfortable living in a popular residential setting.

Early viewing is highly recommended to appreciate all that this fantastic property has to offer.

Hallway

Entrance to the property via a front door, with stairs rising to the first floor and access to the lounge. Radiator and ceiling light point.

Lounge

A stylish and beautifully presented reception room enjoying an abundance of natural light from the attractive bay window to the front elevation. The room features modern décor, a contemporary feature paneled wall, fitted carpet, radiator, and ample space for seating furniture

Kitchen/Dining Room

A modern and well-appointed kitchen/dining space fitted with a range of contemporary wall and base units with complementary work surfaces and tiled splashbacks. The room offers ample space for a family dining table, making it ideal for everyday living and entertaining. Benefiting from a bright and airy feel, with access to the rear garden, radiator, ceiling light points, and space for appliances.

First Floor Landing

Bedroom One

A generously sized double bedroom, beautifully presented with modern décor and enjoying plenty of natural light from the large front-facing window. The room offers ample space for a double bed and additional bedroom furniture, and benefits from fitted carpet and radiator,

Bedroom Two

well-presented and versatile bedroom enjoying plenty of natural light from the rear-facing window. Offering space for a bed and additional furniture, the room is ideal as a guest bedroom, child's room, or home office. Finished with neutral décor, fitted carpet, and a radiator.

Bathroom

A modern three-piece family bathroom comprising a panelled bath with glazed shower screen, pedestal wash hand basin and low-level WC. Fully tiled for ease of maintenance and benefiting from a frosted window to the rear elevation

Outside

The property benefits from an allocated parking space together with a detached garage, providing excellent off-road parking. A private and enclosed rear garden, mainly laid to lawn with a raised patio area adjacent to the property, providing an ideal space for outdoor dining and entertaining. Surrounded by fenced boundaries for added privacy

Agents Note:

We have been unable to obtain verification of building regulation certification for the historical conversion of the former outhouse and WC. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

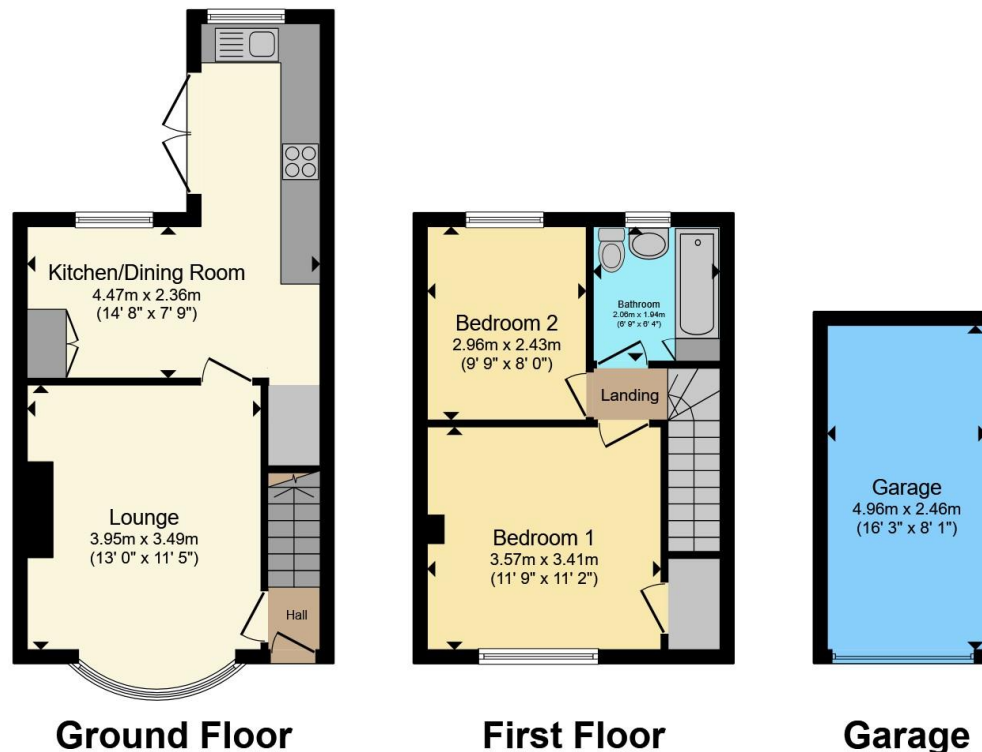
Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 76.6 m² (825 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

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22-24 Halford Street
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EPC Rating: Council Tax
Awaited Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326658



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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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