



50 Hattern Avenue, Leicester

Offers Over **£220,000**



50 Hattern Avenue

Leicester

**** CALL TO VIEW ** 4 BEDROOMS ** LIVING room + separate DINING room ** ground floor WC ** NO ONWARD CHAIN ** DRIVEWAY for your OFF ROAD PARKING ** potential to add your own style of decor internally ***

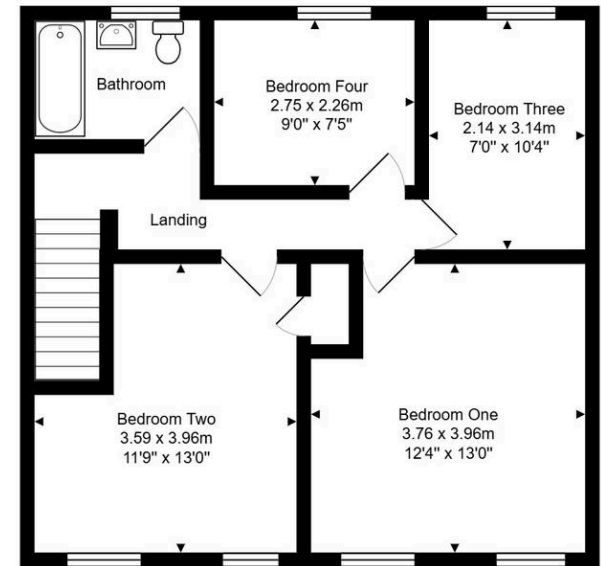
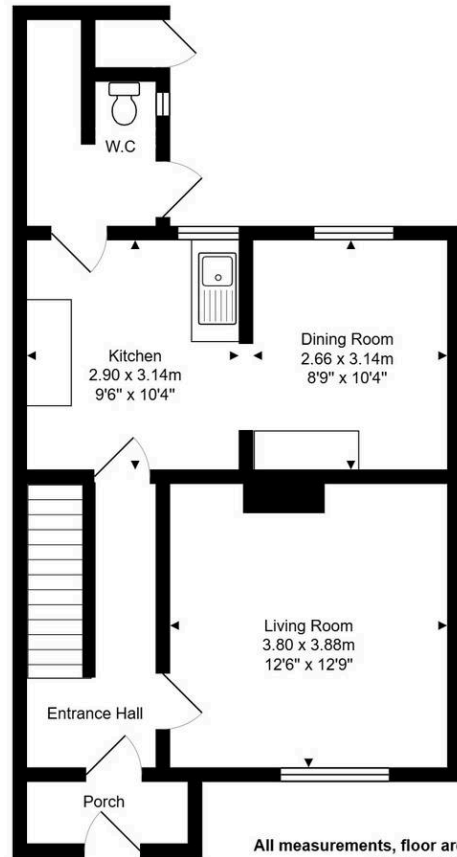
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- A four bedroom mid terraced house
- Porch and entrance hall
- Living room and separate dining room
- Ground floor WC
- Good sized accommodation on offer
- Landing area has access to four bedrooms and a bathroom
- A brilliant sized rear garden with grassed and patio area's
- Driveway for your off road parking
- Ready for a buyer to put their own mark on it to truly make it their own
- Being offered with no onward chain



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form as any part of agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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This four bedroom mid terraced house presents an excellent opportunity for buyers seeking a well-proportioned family home, ready for personalisation and offered with no onward chain.

Upon entering through the porch and entrance hall, you are welcomed into a layout that is both practical and inviting. The ground floor features a living room, ideal for relaxing or entertaining, complemented by a separate dining room that provides ample space for family meals and gatherings. A conveniently located ground floor WC adds to the functionality of this home. Moving upstairs, the landing area leads to four comfortable bedrooms, each offering good dimensions and flexibility for use as bedrooms, a study, or a hobby room, depending on your needs. The family bathroom is also situated on this level. The accommodation throughout is well-sized, with plenty of scope for a new owner to modernise or update the interiors to suit their own tastes and requirements. Practicality is further enhanced by the presence of a driveway, offering valuable off road parking. The size of the rear garden is excellent, consisting of patio and grassed area's. There is also access to a shed which could be used for storing your garden equipment.

This property is perfectly suited for those looking to create a home tailored to their own preferences, whether you are a growing family, a professional couple, or a buy to let out seeking a property with solid potential. With its flexible layout, excellent proportions, and scope for adding your own mark on it, this property represents a chance to secure a family home in a popular location. Early viewing is highly recommended to appreciate the space and potential on offer.



Rear Garden

The size of the rear garden is excellent, consisting of patio and grassed area's. There is also access to a shed which could be used for storing your garden equipment.

Off street

2 Parking Spaces

Driveway for your off road parking

Location

This area has great road links to the A6, A46 and the vibrant Leicester City Centre. The house location is within good proximity to the local amenities and shops. The local Schools served in the area include Woodstock Primary and Mowmacre Hill Primary making it an ideal location for families with young children. For Shopping and recreational activities, Beaumont Leys Shopping Centre is also conveniently reachable via car or bus and features supermarkets like Tesco Express, Aldi, a variety of shops, takeaways, pets at home, Santander bank and Elliott's Estate Agents. There is also a Swimming Bath and Gym, catering to both daily needs and leisure pursuits.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		







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