



## 24 Turnbull Drive , Leicester, LE3 2JT Offers Over £260,000

We are delighted to offer this extended three-bedroom semi detached home, ideally located just off Narborough Road South in a popular and convenient residential area. Bursting with potential and ready for modernisation, this property presents a fantastic opportunity for buyers looking to create their perfect home.

The accommodation briefly comprises an entrance porch, hallway, a generous through lounge/diner, and a fitted kitchen. Upstairs, you'll find three well-proportioned bedrooms and a shower room.

Externally, the property truly stands out — boasting a large rear garden, a driveway providing ample off-road parking, which leads into a covered carport and a detached garage/store, offering excellent storage or potential workshop space.

Whether you're a growing family, investor, or someone looking for a project with great scope, this home is well worth viewing.

Early internal viewing is highly recommended to appreciate the space, layout, and potential this home has to offer.

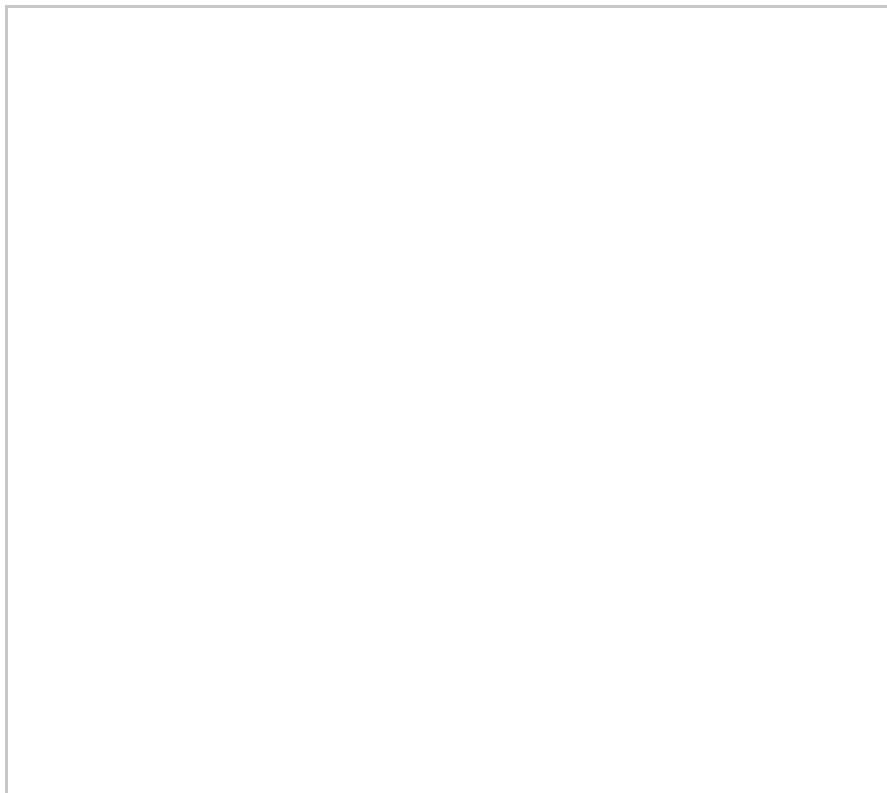
### Viewing

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

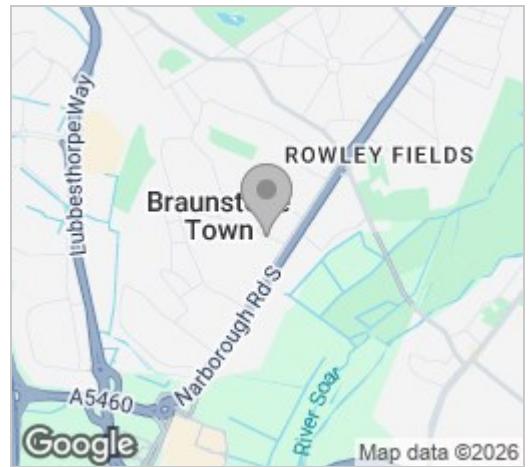
- Extended three-bedroom semi detached home
- Spacious through lounge/diner with bay window and patio doors
- Gas central heating and double glazing throughout
- Driveway leading to a covered carport and detached garage/store
- Excellent renovation potential throughout
- No Chain



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.