

20 Barmouth Avenue, Leicester, LE2 6JB

Offers Over **£450,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS







20 Barmouth Avenue

Leicester

Fully refurbished four-bed semi with modern interiors, open-plan kitchen, flexible living, en-suite guest room, driveway for three cars, near schools, shops, and transport. Move-in ready.
Council Tax band: B

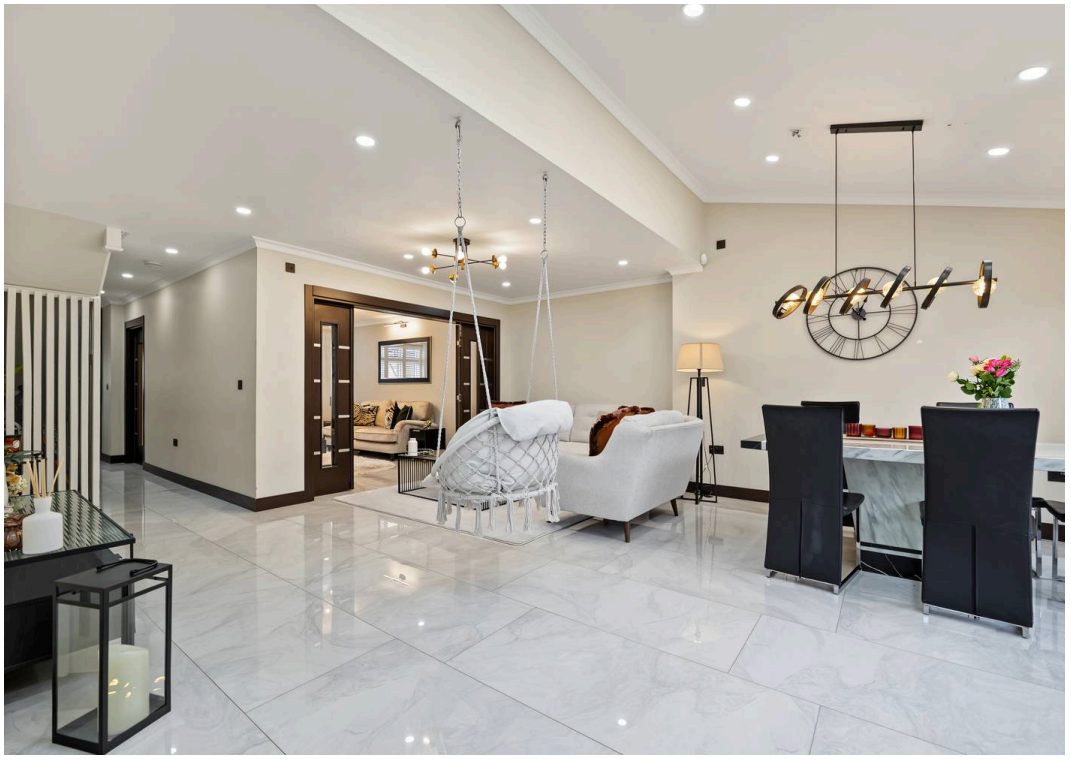
Tenure: Freehold

EPC Energy Efficiency Rating:

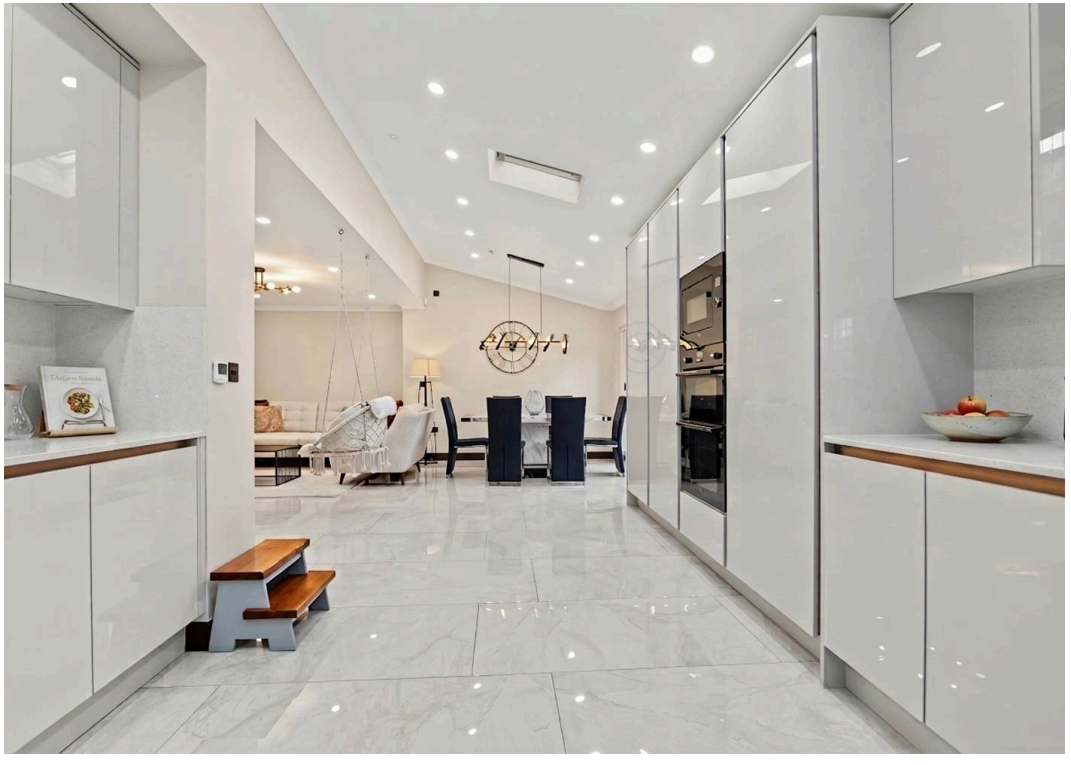
EPC Environmental Impact Rating:

- Extended Four-Bedroom Semi-Detached Property
- Fully Refurbished Throughout to a Modern Standard
- Versatile Ground-Floor Fourth Bedroom With En-Suite Shower Room
- Spacious and Flexible Living Accommodation
- Contemporary Interiors Throughout
- Off-Road Driveway Parking for Up to Three Vehicles
- Ideal for Families and Multi-Generational Living
- Convenient Access to Local Shops and Everyday Amenities
- Well Placed for Local Schools and Educational Facilities
- Close to Local Bus Routes and Public Transport Links

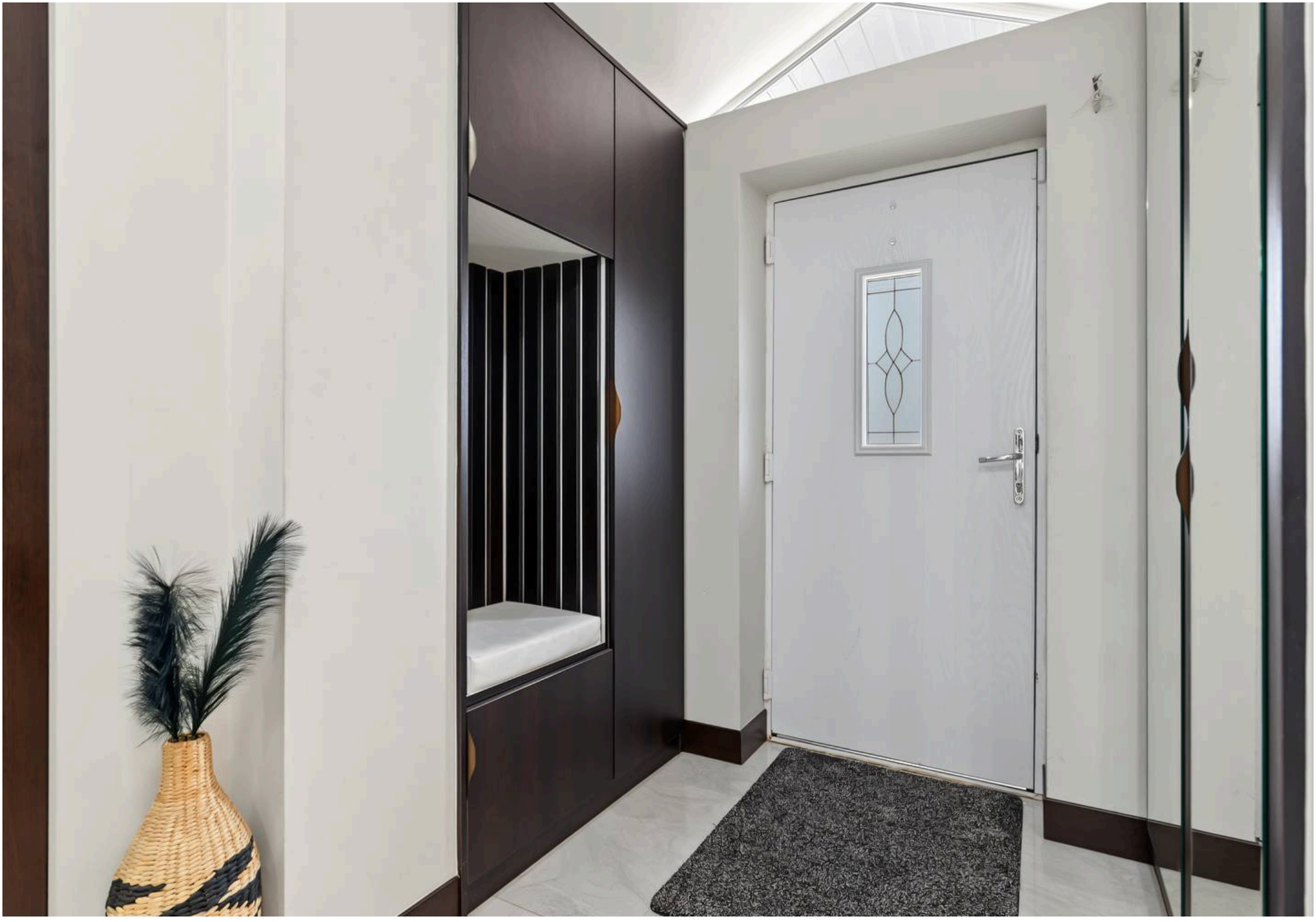


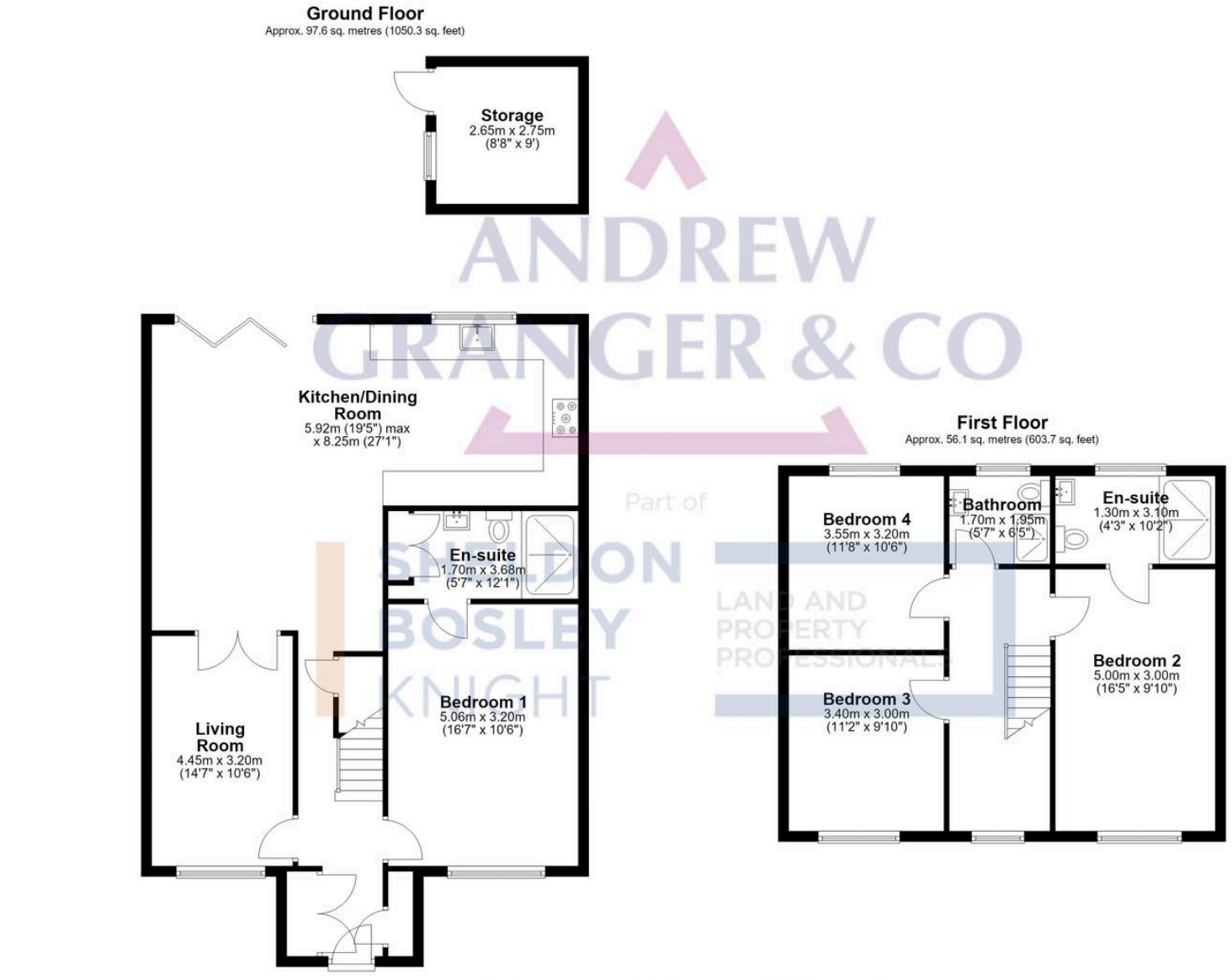












Total area: approx. 153.7 sq. metres (1654.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

Sheldon Bosley Knight, 41c The Parade, Oadby - LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.