

## Room Sizes

### Entrance Hallway

### Living Room

10'05 x 12'08

### Dining Room

10'05 x 12'01

### Kitchen

5'11 x 8'03

### Bedroom One

10'05 x 12'09

### Bedroom Two

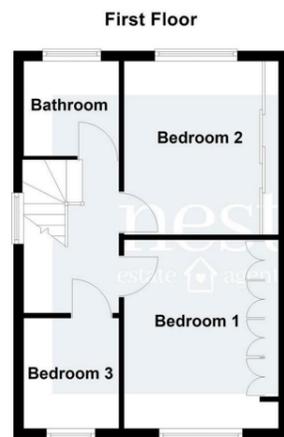
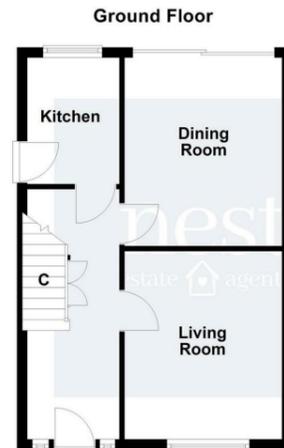
10'05 x 11'03

### Bedroom Three

6 x 7'04

### Bathroom

5'11 x 6



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Cleveleys Avenue, Leicester LE3 2GG

£249,950

# The Story Begins

- Semi-Detached Home In Need Modernisation
- Entrance Hallway
- Living Room
- Dining Room With Sliding Doors To Garden
- Kitchen With Side Access
- Three Bedrooms
- Family Bathroom
- Enclosed Garden And Off Road Parking
- Freehold
- EPC - TBC Council Tax Band - B

# Location Is Everything

Braunstone Town is renowned for its convenient location, offering excellent commuter access to Leicester city centre, major motorway links, and the popular Fosse Park Shopping Centre just minutes away. The area boasts a wide range of local amenities, making it a highly desirable place to live. These include everyday shopping facilities, as well as well-regarded educational institutions such as Millfield Community School, Ravenhurst Primary School, and Winstanley Community College, all within close proximity.



# Inside Story

With no upward chain this home on Cleveleys Avenue in Braunstone, is an ideal purchase for first-time buyers, families or investors alike. We think this home is perfect for extension possibilities subject to local planning consent.

Upon entering, you are welcomed by an entrance hallway leading through to a living room positioned to the front of the property, complete with a gas fireplace creating a focal point. The spacious dining room provides an excellent setting for entertaining and features sliding doors opening out onto the rear garden, allowing for plenty of natural light.

The kitchen is fitted with a range of wall and base units and benefits from additional under-stairs storage accessed from the kitchen itself. There are views over the garden, along with convenient side door access.

Upstairs, the property offers two generous double bedrooms, both featuring built-in wardrobes, alongside a single bedroom. The family bathroom comprises a bath with overhead shower, WC and wash hand basin.

Externally, the rear garden is arranged over split levels with steps, mainly slabbed for ease of maintenance and bordered with stones. To the side of the property there is gated access leading to a car port, with additional off-road parking available to the front.

