



Woodgreen Walk, Leicester, LE4

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- 3 BEDROOM END TERRACE IN LE4
- FRONT & REAR GARDEN
- KITCHEN
- EPC - C
- OFFERED WITH NO UPWARD CHAIN
- SPACIOUS LIVING/DINING ROOM
- GARAGE EN-BLOC
- FAMILY BATHROOM
- COUNCIL TAX BAND - A

#### OFFERED WITH NO UPWARD CHAIN

SellMyHome are excited to present to market this CHARMING THREE-BEDROOM END-TERRACE HOME, ideally located in the popular residential area of LE4, Leicester!

This well-maintained property is perfect for first-time buyers, growing families, or savvy investors looking for a spacious and practical home with excellent potential.

Step inside and discover a welcoming living space that's both bright and cosy—perfect for relaxing or entertaining guests. The separate kitchen offers ample workspace and storage to support busy everyday living.

Upstairs, you'll find three generously sized bedrooms, including two spacious doubles and a comfortable single—ideal for children, guests, or a home office. The family bathroom is neatly presented and functional, with scope for future modernisation.

Outside, the property continues to impress with a private rear garden—perfect for summer barbecues, gardening enthusiasts, or simply enjoying a quiet coffee in the sunshine. The home also benefits from a garage and off-road parking, providing valuable convenience and security.

Set in a quiet, community-friendly street, Woodgreen Walk is close to local schools, green spaces, shops, and excellent transport links into Leicester City Centre.

A fantastic opportunity to make this well-located house your next home—don't miss out!

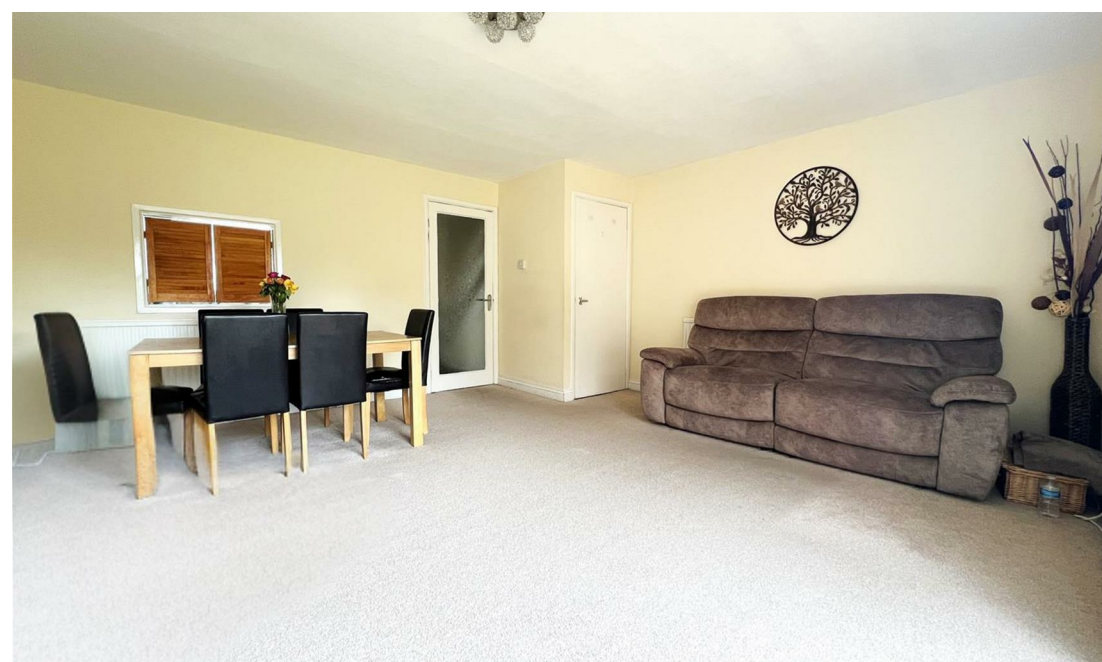
Contact SellMyHome today to arrange your viewing.

Tenure: Freehold



Price: £260,000











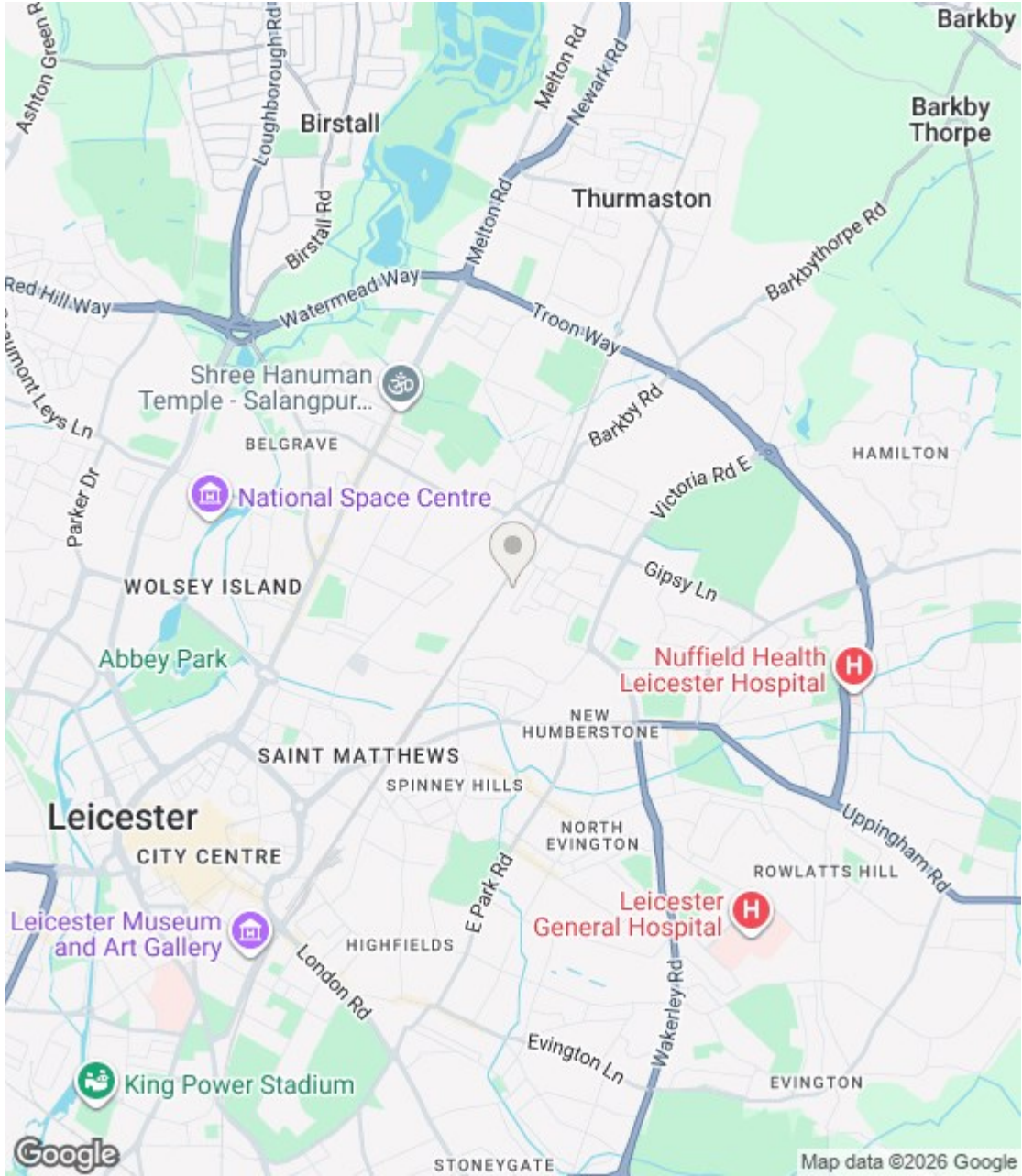


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	

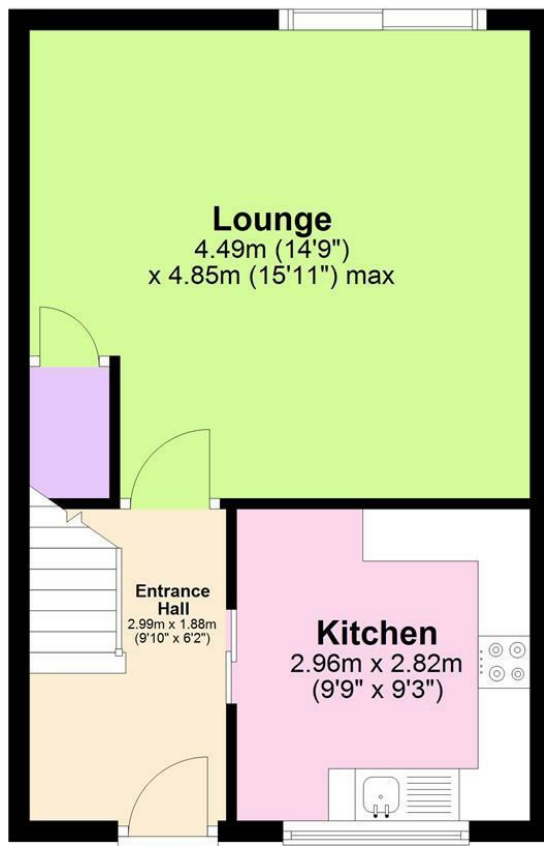
### Environmental Impact (CO<sub>2</sub>) Rating

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



## Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



## First Floor

Approx. 37.5 sq. metres (404.1 sq. feet)



Total area: approx. 74.1 sq. metres (797.2 sq. feet)

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