



156 Rowanberry Avenue, Leicester

Offers Over **£200,000**



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Leicester

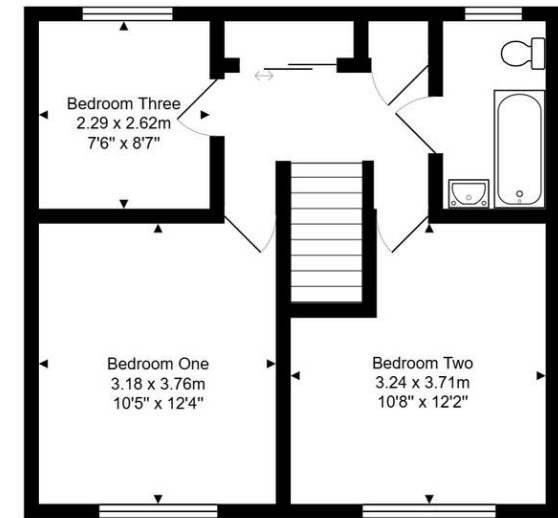
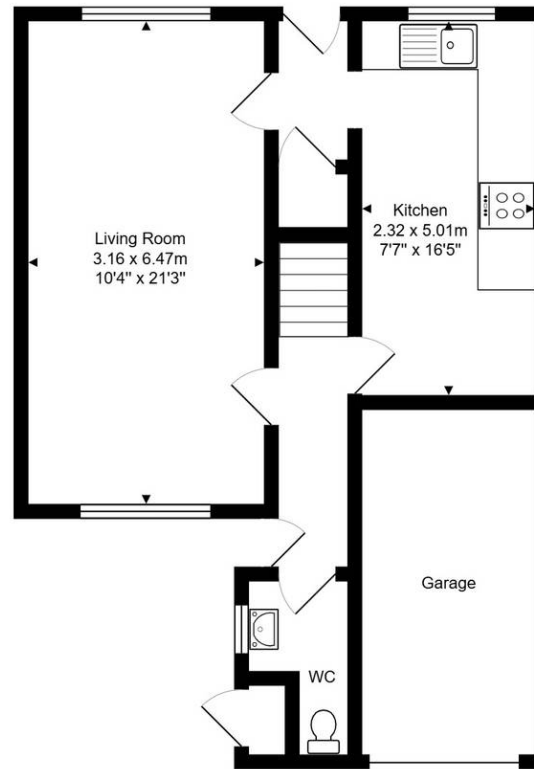
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- A good sized three bedroom end of terraced house
- Living room length 21'0ft approximate with two double glazed windows
- Downstairs toilet
- Kitchen has enough space to accommodate a dining table
- Being offered with no onward chain
- Two double sized bedrooms and with the third bedroom being of a single
- In our opinion the house is ready to move into, also having the option to put your own mark on it eventually
- Low maintenance rear garden and a garage to the front of the house
- The sellers have mentioned that the boiler was fitted in December 2024 with a 10 Years manufacturer warranty, and with it being serviced in December 2025
- We have been informed that an Electrical Installation Condition Report (EICR) has been completed in March 2026 for five years



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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**** CALL TO ARRANGE A VIEWING -** This good sized three bedroom end of terraced house is offered with no onward chain and is, in our opinion, ready to move into while also providing the opportunity to put your own stamp on it in the future. The house welcomes you with an entrance area that includes access to a convenient downstairs WC. The spacious living room measures approximately 21 feet in length and features two double glazed windows, allowing for plenty of natural light to fill the space. The kitchen is well proportioned and offers ample room for a dining table, making it an ideal setting for family meals or entertaining guests. Upstairs, the landing area has a storage cupboard, and leads to three bedrooms, two of which are doubles, while the third is a comfortable single room that could also serve as a home office. The first floor bathroom is fitted with a shower over the tub, providing flexibility for both quick showers and relaxing baths.

Externally, the property benefits from a low maintenance rear garden, perfect for those seeking outdoor space without the need for extensive upkeep. The garden offers an area for relaxing, dining, or entertaining, with scope if desired to add your own personal touches with potted plants or garden furniture. To the front of the house, there is a garage, which could be used to accommodate your personal preferences, (however building regulations/ planning approval, consent may be required). It could also provide additional storage (ideal for bikes, tools, or outdoor equipment). The location is well suited for buy to let buyers, families and first time buyers looking for a practical and comfortable home with outside space to enjoy. With its combination of indoor and outdoor features, this house presents an excellent opportunity for those seeking a family home in a convenient setting.

The sellers have mentioned that the combination boiler was fitted in December 2024 with a 10 Years manufacturer warranty, and with it being serviced in December 2025. Electrical Installation Condition Report (EICR) has been completed in March 2026 for five years.









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