

FOR SALE
Winchester Avenue
Leicester
LE3 1AY



OFFERS OVER: £275,000

- An Extended & Vacant Former HMO Offering Spacious Accommodation
- Located Off Narborough Road & Within Easy Access To Leicester City Centre
- Offered With No Chain
- Gas Central Heating & Double Glazing
- Entrance Hall, Two Reception Rooms, Spacious Kitchen With Utility Room, Ground Floor Shower Room, Three First Floor Bedrooms & Separate Bathroom
- Low Maintenance Front & Rear Yard



Location

This property is located on Winchester Avenue, in a popular residential area of Leicester, just off Narborough Road. The property is conveniently positioned close to local amenities, reputable schools, transport links, easy access to Leicester City Centre, supermarkets, and also offers excellent commuter access via the M1/M69 and A47.

Description

Situated within a popular residential area, this extended and vacant former HMO (licence has expired) provides a fantastic opportunity offering spacious and versatile living accommodation throughout, making it an ideal purchase for investors seeking a rental opportunity or buyers looking for a large family home with flexible living space.

The ground floor briefly comprises; an entrance hallway, two reception rooms, a spacious kitchen with access to a separate utility area and ground floor shower room. To the first floor, three well-proportioned bedrooms and a separate bathroom.

Externally, the property benefits from low-maintenance outdoor space to the front and rear, and shared side access.

Accommodation

All measurements are approximate:

Entrance Hall - 31' 4" x 5' 10" (9.54m x 1.78m)

Door to front, stairs to first floor, access to ground floor rooms, radiator, power points, pendant light fitting.

Reception Room One - 13' 9" x 11' 3" (4.19m x 3.43m)

Double glazed bay window to front, radiators, power points, pendant light fitting.

Reception Room Two - 10' 11" x 11' 3" (3.32m x 3.43m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Kitchen/Diner - 21' 0" x 8' 0" (6.40m x 2.44m)

Door to side with access to rear yard, double glazed windows to side, wall mounted units, base units and drawers, four burner gas hob with extractor fan over, electric oven, stainless steel sink with mixer tap, tile splashback surrounds, radiator, power points, light fittings.

Utility Room - 5' 0" x 8' 0" (1.52m x 2.44m)

Double glazed window to side, plumbing for washing machine, boiler, power points, pendant light fitting.

Shower Room - 5' 0" x 8' 0" (1.52m x 2.44m)

Double glazed window to rear, shower cubicle, low level WC, pedestal wash hand basin, radiator, power points, pendant light fitting, tile splashback surrounds.

First Floor Landing

Bedroom One - 16' 2" x 11' 3" (4.92m x 3.43m)

Double glazed bay window to front, radiator, power points, pendant light fitting.

Bedroom Two - 10' 11" x 12' 9" (3.32m x 3.88m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bathroom - 9' 8" x 4' 2" (2.94m x 1.27m)

Double glazed windows to side, curved panelled bath, low level WC, wash hand basin with mixer taps, wall mounted mirror unit, radiator, power points, pendant light fitting, tile splashback surrounds.

Outside

Front and rear yard, shared side access.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

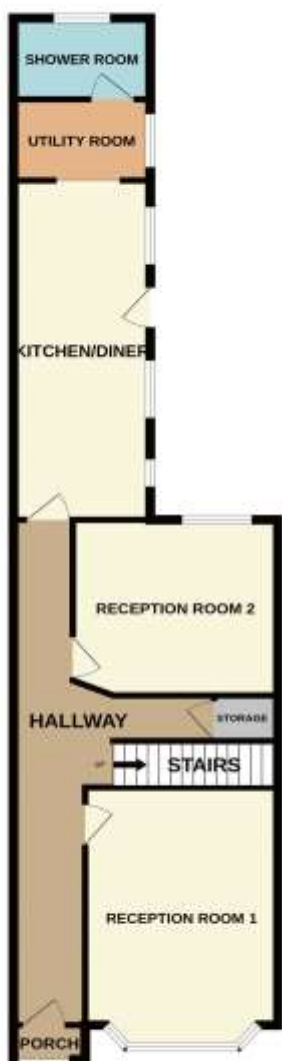
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

