



3 Chadwick Walk, Leicester, LE4

Guide Price **£170,000 - £180,000**



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Leicester, LE4

**** CALL TO ARRANGE A VIEWING **** Being offered with
NO ONWARD CHAIN ** LIVING and DINING room **
BRILLIANT sized rear **GARDEN**, **SOUTHERLY** aspect
facing **** Located in the STOCKING FARM area of**
LEICESTER

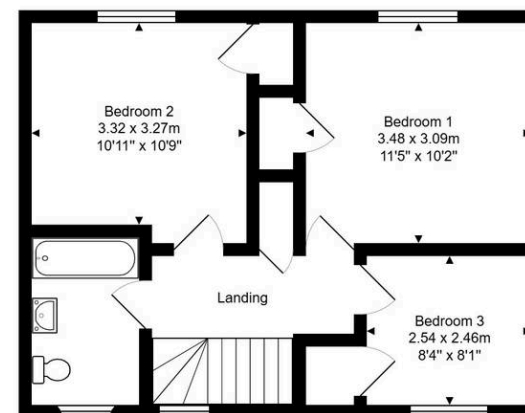
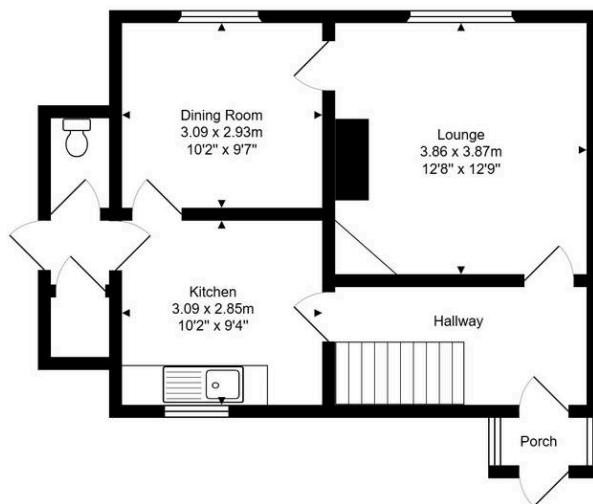
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- A three bedroom semi detached house
- Being offered with no onward chain
- Southerly aspect facing rear garden and being well proportioned in size
- Living room and a separate dining room
- House would benefit from modernising internally, for a buyer to put their own mark on it to truly make it their own
- The area is served well for it's local schooling, a park and bus service to various destinations
- Located in the Stocking Farm area of Leicester and being within close proximity to Beaumont Shopping Centre
- Guide Price £170,000 - £180,000



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 error.

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NO ONWARD CHAIN - SOUTHERLY FACING GARDEN - Located in the Stocking Farm area of Leicester, this **semi detached house** presents an excellent opportunity for those seeking a three bedroom home. Once you step inside into the entrance hall, you have access to a kitchen, a living room which is alongside a separate dining room. To the first floor is a bathroom and three bedrooms. This residence would benefit from modernising internally, providing a canvas for its new owners to put their own mark on it to truly make it their own home.

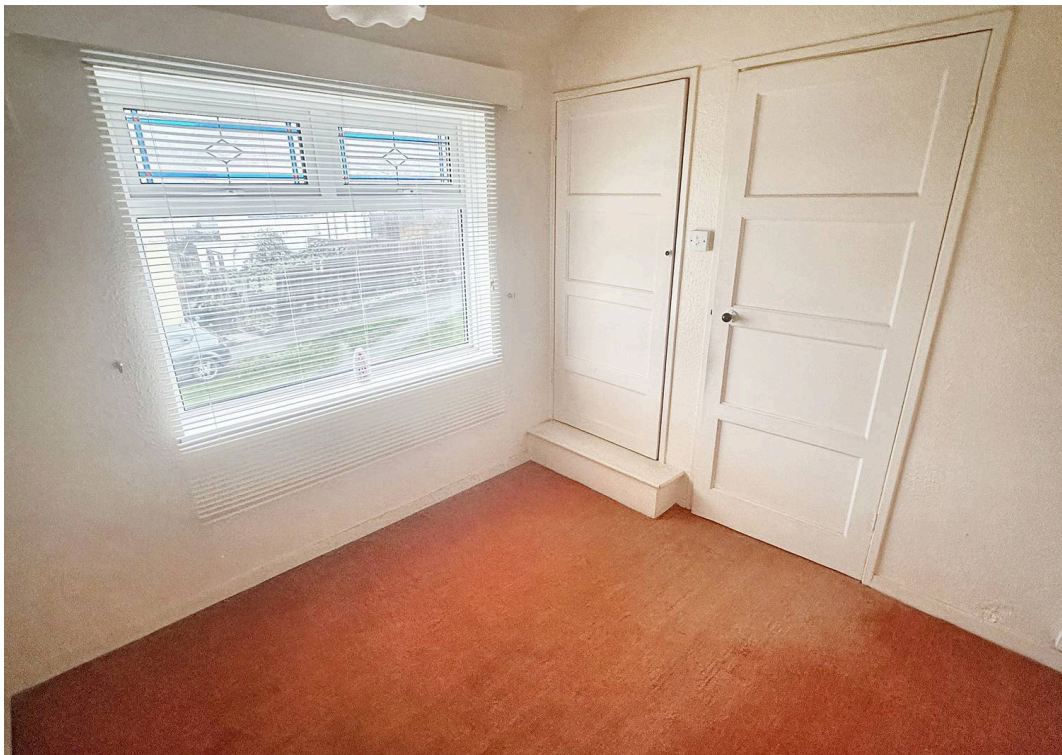
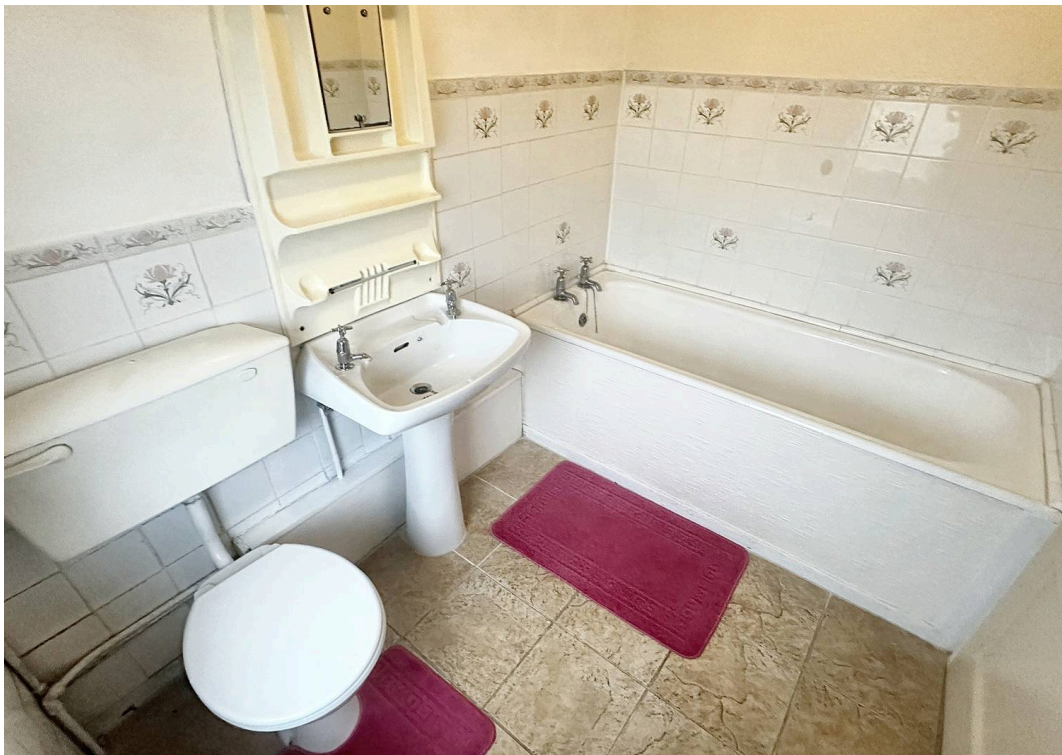
The front and rear gardens offer a breath of fresh air, with the rear garden especially noteworthy for its generous size and southerly aspect, ideal for al fresco entertainment. Furthermore, the absence of an onward chain hopefully, should provide a seamless transaction process, granting peace of mind to the buyer. The property's location is equally advantageous, with convenient access to local schools, a nearby park, and a bus service connecting to various destinations. To top it off, the proximity to the Beaumont Shopping Centre adds a layer of convenience for residents.

Step outside to a splendid sized rear garden, where the southerly aspects provide ample natural light and a relaxing ambience. The outdoor space offers a versatile setting for outdoor activities and garden gatherings, ideal for enjoying sunny days and hosting guests. Whether it be savouring morning coffees or hosting evening barbeques, this garden could be nice to unwind in. Once you have placed your own mark within the house and gardens, your home could offer a seamless transition between indoor comfort and outdoor leisure. Embrace the charm of the **southerly aspect facing rear garden** and create new memories in this three bedroom semi detached house.

Located in the Stocking Farm area of Leicester which boasts excellent road links to Leicester City Centre, the A46 and A50, there is also a regular bus service to various destinations. The area is well served for it's local schooling, which includes Primary and Secondary Schools making it an ideal location for families.









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