



20 Birchfield Avenue, Leicester, LE67 9UF

£195,000

Traditional 1950's semi with 3 bedrooms, FGCH, UPVC double glazing, 70' rear garden, ample parking & various OUTBUILDINGS. Accom; hall, lounge, kitchen-diner, cloaks/wc. Modern bathroom.
HIGHLY RECOMMENDED!

Hall

UPVC entrance door, stairs to first floor, radiator.

Cloaks/wc

UPVC double glazed opaque window, wc, radiator.

Lounge 18'6 x 11'8 (5.64m x 3.56m)

UPVC double glazed window to front, radiator, open grate fire set in Victorian fireplace.

Kitchen-Diner 15' x 7'9 (4.57m x 2.36m)

UPVC French doors, UPVC double glazed window to rear, tiled floor, fitted with a range of base, drawer & eye level units, work surfaces, Belfast sink unit with mixer taps, built-in stainless steel electric double oven, gas hob with extractor hood, integrated dishwasher, fridge & freezer, washing machine, radiator.

Rear Lobby

UPVC single door, wall mounted combination boiler. Side passed door to front & rear.

First Floor Landing

UPVC double glazed window, access to boarded loft with light.

Bedroom One 11'2 x 9'6 (3.40m x 2.90m)

UPVC double glazed window to front, laminate floor, radiator, built-in wardrobes.

Bedroom Two 10'2 x 9'7 (3.10m x 2.92m)

UPVC double glazed window to rear, laminate floor, radiator.

Bedroom Three 9' x 7' (2.74m x 2.13m)

UPVC double glazed window to rear, laminate floor, radiator.

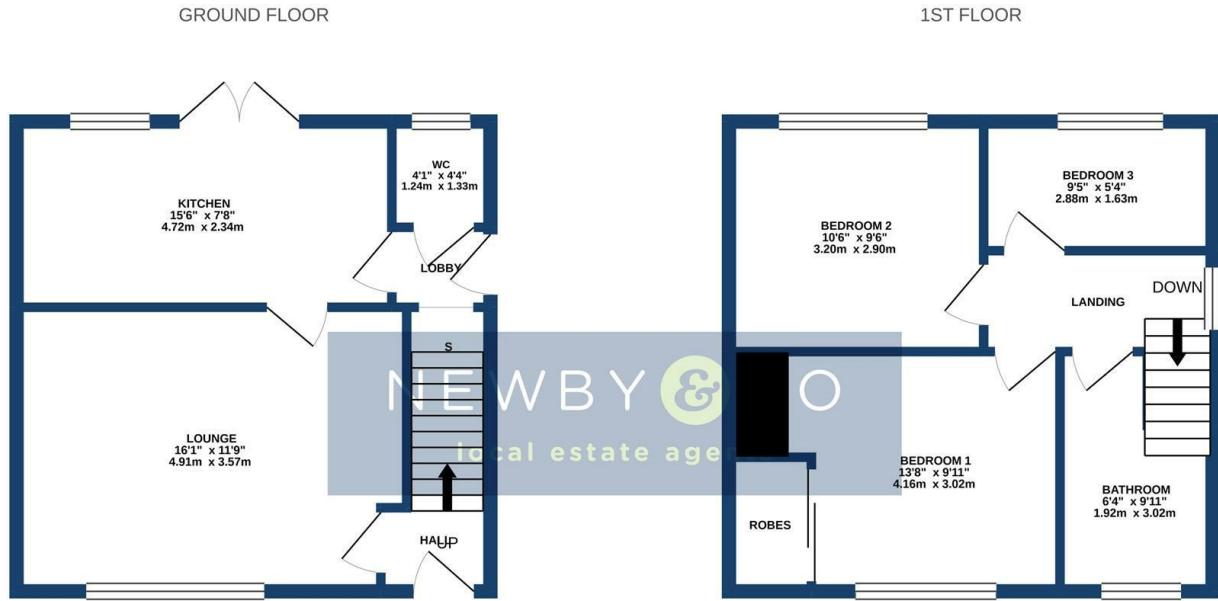
Bathroom 9'6 x 6'2 (2.90m x 1.88m)

Radiator, mainly tiled walls, panelled bath with electric shower over, wash hand basin, wc, cupboard.

Outside

The open plan front garden has shrubs, parking for 1 car with additional off road parking to the rear via track. The rear garden approx 70' has patio, flower beds & borders, gazebo, pond, 3 x outbuildings (14' x 9') and shed (11' x 10'), fenced boundaries, gate to rear, open aspect of farmland to side & rear.

Floor Plan

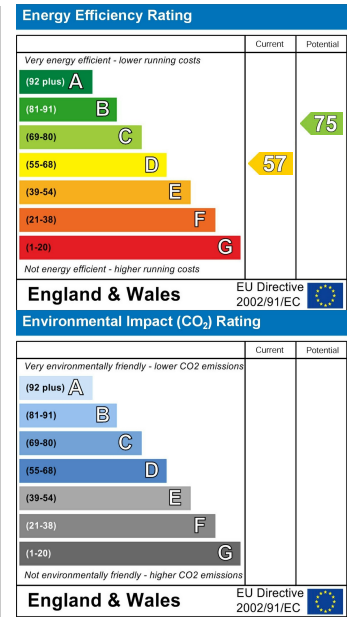


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2021

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

