



*Putting great property on the map*

**34 Courtenay Road  
Leicester  
LE3 9TA**

**£229,950**



Occupying a good size plot, this spacious detached house is in need of updating, but offers potential to create an excellent family home.

There's a modern boiler and the windows are double glazed, however refitting of the kitchen and bathroom are now required along with redecoration.

An excellent opportunity for those looking to put their own stamp on their next home, this property is sure to generate plenty of interest. No Chain.

## **Porch and hall**

With a UPVC double glazed sliding door to the front, further door to the hall with stairs to the first floor.

## **Lounge 4.73m max x 3.54m max (15'6" max x 11'7" max)**

An 'L' shaped room with a window to the front, gas fire and doors through to the kitchen and also dining room.

## **Dining room 3.33m x 2.95m (10'11" x 9'8")**

With patio doors to the rear garden.

## **Kitchen 2.77m x 2.62m (9'1" x 8'7")**

Window to the rear, units, work surfaces, cooker with extractor over, integrated dishwasher, sink and drainer.

## **Side lobby**

With access to the utility room, courtesy door to the garage and a door to the side provide access to the garden.

## **Utility 2.43m x 1.92m (8'0" x 6'4")**

Window to the rear, modern wall mounted Worcester Bosch boiler, plumbing for a washing machine.

## **Landing**

Loft access, window to side, airing cupboard.

## **Bedroom one 4.29m x 3.65m (14'1" x 12'0")**

A good size bedroom with a window to the front, fitted wardrobes.

## **Bedroom two 3.68m x 3.03m (12'1" x 9'11")**

Another double bedroom with a window to the rear, fitted wardrobe.

## **Bedroom three 3.05m x 2.12m (10'0" x 6'11")**

Window to the front, storage cupboard.

## **Bathroom 1.89m x 1.66m (6'2" x 5'5")**

The bathroom required refitting, currently

there is a walk in bath and a wash hand basin, window to the rear,

## **Separate WC 1.92m X 0.84m (6'4" X 2'9")**

Low level WC, window to the rear.

## **Outside**

There's a driveway and garden to the front. Side pedestrian access leads to a rear garden with patio area, lawn and mature trees and shrubs.

## **Agents notes**

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in

good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

### Tenure

The property is being sold freehold with Vacant Possession upon completion.

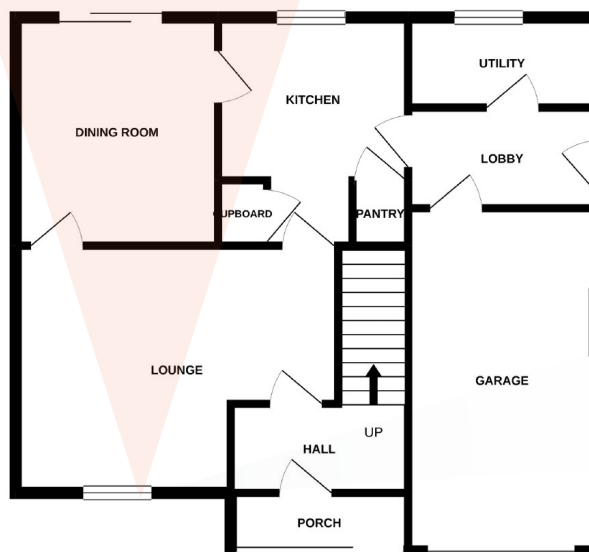
**FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price.

**SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

GROUND FLOOR



1ST FLOOR

