



*Putting great property on the map*

**50 Winchester Avenue  
Leicester  
LE3 1AW**

**£165,000**



Buy to let investor or first time buyer looking to get on the ladder, this mid town house could be right up you street (or Avenue in this case!)

The house has recently undergone a schedule of improvements to include a new kitchen and bathroom, decoration and flooring and is offered for sale with the bonus of no chain.

There's a garage located in a block just around the corner. although if we're honest the garage has seen better days, but it's at least got one which is a bonus!

Double glazed windows, electric heating.

A good house, popular area, no chain and an attractive asking price....what's not to like?!

## **Porch**

With a UPVC door to the front, further door to the lounge.

## **Lounge 4.38m x 3.95m (14'4" x 13'0")**

A well proportioned room with a super useful storage cupboard under the stairs.

## **Rear lobby**

With hooks for coats etc, stairs to the first floor.

## **Dining kitchen 3.95m x 3.38m (13'0" x 11'1")**

A really good size with a window and door to the rear garden. The kitchen has been refitted, there are cupboards and worktops, a cooker, plumbing for washing machine and space for a fridge freezer.

## **Landing**

Cupboard housing hot water cylinder.

## **Bedroom one 4.03m x 3.97m (13'3" x 13'0")**

A good size double bedroom with a window to the front.

## **Bedroom two 3.36m x 2.19m (11'0" x 7'2")**

Window to the rear.

## **Bathroom 2.50m x 1.66m (8'2" x 5'5")**

Recently refitted with a bath and electric shower over, wash hand basin, WC, window to the rear.

## **Outside**

There's a small forecourt garden, garage located in a block on Chartley Road and to the rear of the house there's a reasonable size garden with a shed and a handy gate to the rear for garden waste etc.

## **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.



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