

13 Averil Road, Leicester, LE5 2DD

Offers Over **£265,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

13 Averil Road

Leicester, LE5 2DD

Well-presented three-bedroom semi with open-plan living, conservatory, private driveway. Potential to extend STPP. Close to schools, hospital, and amenities. Ideal for families or investors.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Three-Bedroom Semi-Detached Home with Conservatory
- Open-Plan Living/Dining Area
- Two Generously Sized Double Bedrooms and a Well-Proportioned Single Bedroom
- Private Mature Enclosed Garden
- Driveway Providing Convenient Off-Road Parking
- Potential to Extend, Subject to Planning Permission
- Ideal Purchase for First-Time Buyers, Growing Families and Investors
- Convenient Location Close to Local Schools, Leicester General Hospital and a Range of Everyday Amenities

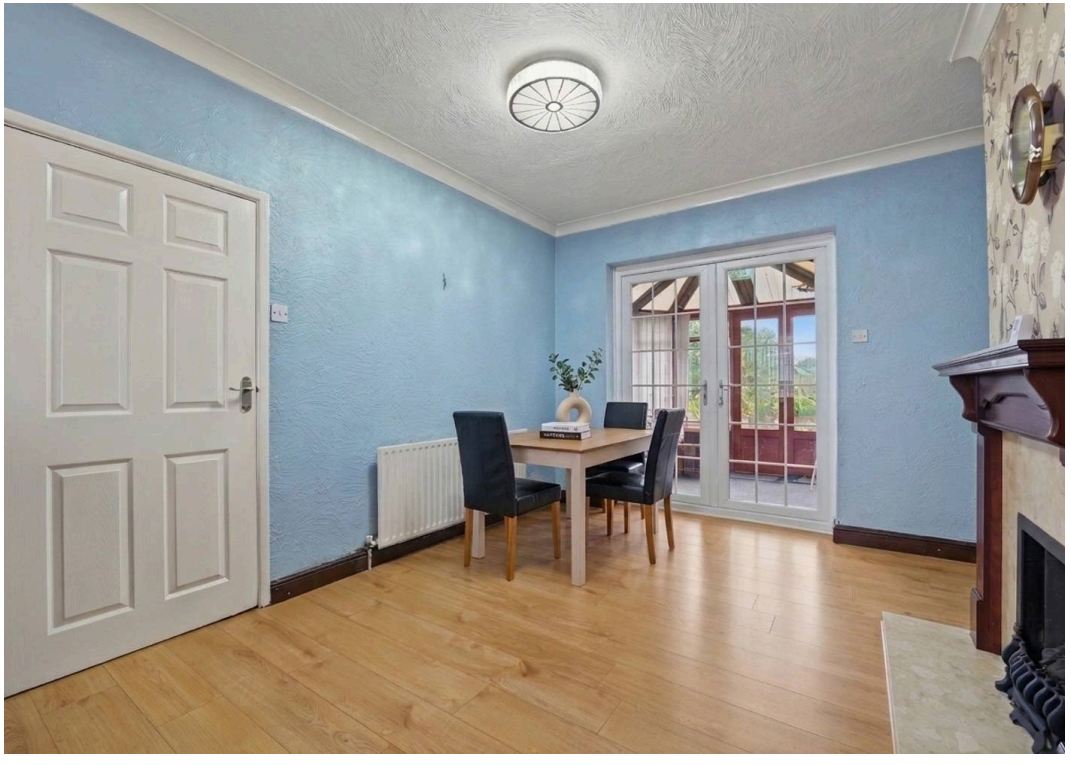














DISCLAIMER

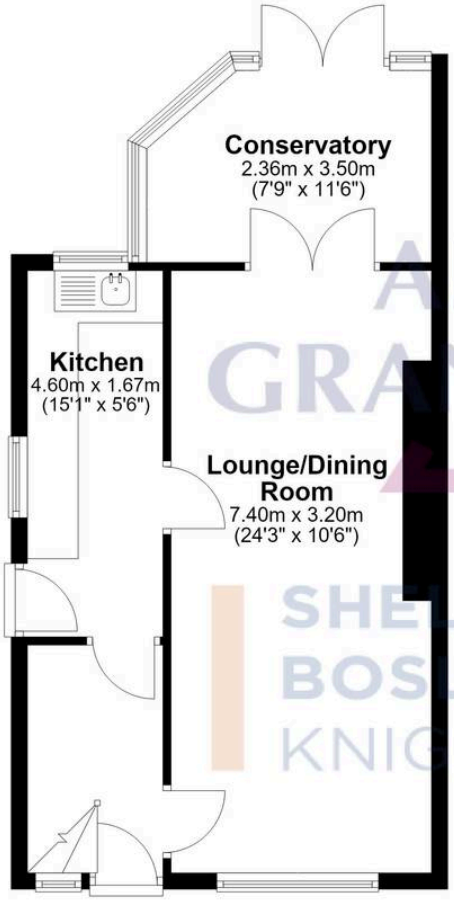
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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

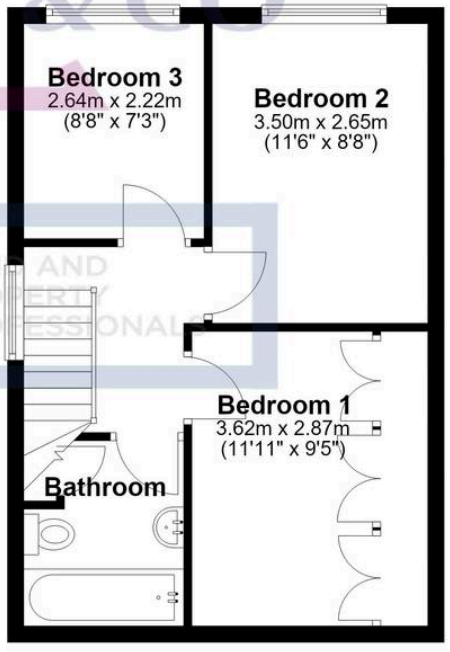
Ground Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.