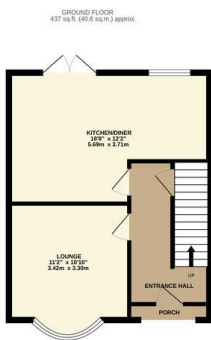




FOR SALE

4 Bed Semi-Detached House in Ashdown Avenue,
Western Park, Leicester LE3 6RA
£350,000

Immaculate four bedroom semi detached home available for sale on Ashdown Avenue, Western Park. The property has been recently renovated throughout to a very high standard and comprises entrance hall, lounge, kitchen diner on the ground floor, two double rooms, single room and shower room on the first floor, with a large bedroom with en suite shower room on the second floor. The property also benefits from an attractive garden with patio area to the rear, off road parking for multiple



TOTAL FLOOR AREA: 1165 sq ft (108.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Metropop (2020).

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

- Four Bedrooms
- Sold With No Chain
- Immaculate Throughout
- Semi Detached
- Off Road Parking
- Kitchen Diner
- Family Bathroom
- En Suite To Large Master Bedroom

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

