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House - Townhouse

# VALENCE ROAD LEICESTER LE3 1AR

## £240,000

### FEATURES

- Ideal For First Time Buyers & Investors
- Close to schools and shops
- 3 Bedrooms
- Kitchen
- Popular location
- End Town House
- Lounge / Diner
- Family Bathroom



 **SETHS**

# 3 Bedroom House - Townhouse located in Leicester

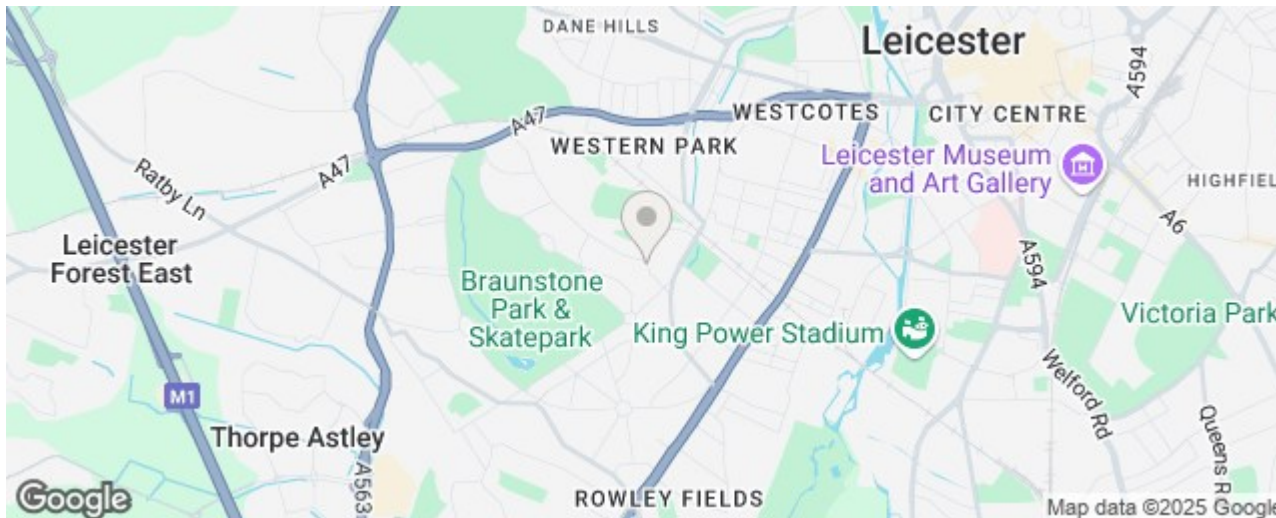
\*\*\* THREE BEDROOMS - DRIVEWAY - WESTERN PARK - IDEAL FAMILY HOME \*\*\*

Located on Valence Road in the desirable Western Park area, this three-bedroom semi-detached home offers off-road parking and a spacious rear garden, making it perfect for first-time buyers or investors.

The ground floor features a bright lounge/diner and a well-equipped kitchen with wall and base units, a gas hob, electric oven, and sliding patio doors leading to the garden. A welcoming entrance hall includes a storage cupboard and stairs to the first floor.

Upstairs, there are three well-sized bedrooms and a family bathroom with a bathtub, WC, and washbasin.

The rear garden is generously sized and mainly laid to lawn, with potential for future extension (subject to planning permission).



Call us on

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Council Tax Band

A

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

