

FREEHOLD



House - Semi-Detached

**GWENDOLEN ROAD, EVINGTON,  
LEICESTER, LE5 5FL**

**£325,000**

**FEATURES**

- Extended Semi-Detached Home
- Great Plot Size
- Great Location
- Enclosed Garden
- Three Bedrooms
- Two Reception Rooms
- Close To Local Amenities
- Fitted Bathroom & Wet Room



# 3 Bedroom House - Semi-Detached located in Leicester

Occupying a generous plot in the popular location of Evington, is this extended three bedroom semi-detached home. The property boasts; three bedrooms, two bathrooms, two reception rooms and a fitted kitchen. Situated within walking distance of local facilities such as park, schools and shops the property is an ideal family home.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.  
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Council Tax Band

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<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.

