

FREEHOLD



House - Townhouse (EPC Rating: D)

**69 VALENCE ROAD, WESTERN PARK,  
LEICESTER, LE3 1AR**

**£240,000**

**SETHS**

3 1 1 D

# 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.

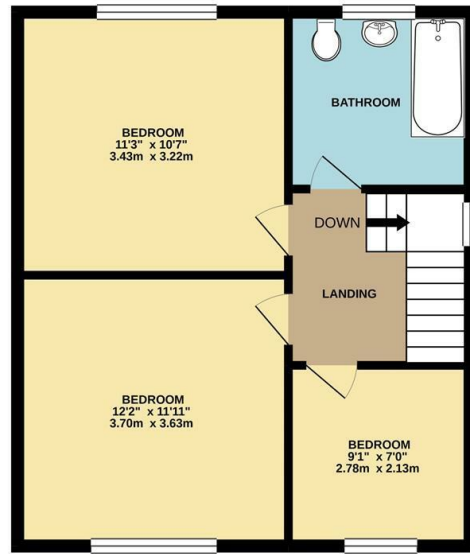
Upstairs, there are three well-sized bedrooms and a family bathroom with a bathtub, WC, and washbasin.

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

GROUND FLOOR



1ST FLOOR

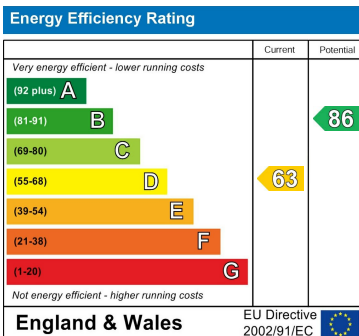


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**A**

Energy Performance Graph



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