



**Bodnant Avenue
Leicester
LE5 5RB**

Offers in Excess of £328,000

bettermove

Bodnant Avenue Leicester

Bettermove are proud to present this 3 bedroom semi-detached house in Leicester available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking available nearby. The council tax band is C.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

The interior of this beautifully presented property comprises two spacious reception rooms, the conservatory and the fitted kitchen on the ground floor. The first floor consists of three bedrooms, the family bathroom and a separate WC. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in a popular residential area of Leicester, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Leicester Train Station, the A6, the A47 and many local bus routes.

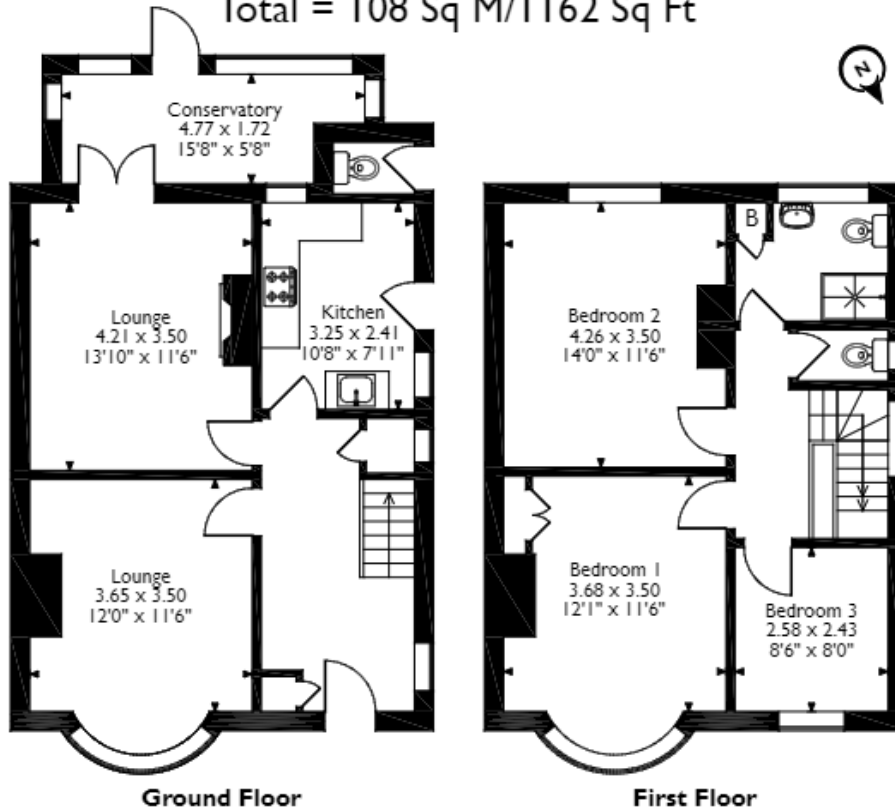
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.



Bodnant Avenue, Leicester
 Approximate Gross Internal Area
 Main House = 107 Sq M/1151 Sq Ft
 Outside Toilet = 1 Sq M/11 Sq Ft
 Total = 108 Sq M/1162 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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