



12 Rosamund Avenue, Leicester. LE3 2GN

- Extended Traditional Semi Detached Home
- In Need Of Renovation And Improvement
- Entrance Hall, Front Reception With Bay Window
- Extended Rear Reception and Rear Kitchen Area
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System (not tested), Majority Double Glazing
- Driveway, Large Side Carport To Side
- Rear Garden Area (Currently Overgrown)
- Early Viewing Recommended
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Extended traditional semi detached in need of improvement. Ideally located off Narborough Road South with superb access to Fosse Park and the M1/M69 Motorway links. Offering spacious accommodation throughout it would make an ideal family home or investment property. The property briefly comprises of entrance hall, front reception room with bay window, extended rear reception room with feature fire surround and access door to the rear. The kitchen has also been extended and has a range of base and wall units, understairs store and side access door and window to the side car port. To the first floor the landing gives access to two double bedrooms and a further single as well as a family bathroom. The property has a gas fired central heating system (not tested) and majority double glazing. Externally to the front of the property is a driveway providing off road parking and leading to the large side car port with roller door and timber rear access door. The rear garden is currently overgrown. Offered with no onward chain, an early viewing is recommended to appreciate the potential. EPC rating D, Council tax is band B



ROOM DESCRIPTIONS

Entrance Hall

Front Reception Room

12' 0" into bay x 10' 6" into rec (3.66m x 3.20m)

Extended Rear Reception Room

21' 9" x 10' 6" max into rec (6.63m x 3.20m)

Extended Kitchen

17' 8" x 6' 10" max (5.38m x 2.08m)

Landing

Bedroom

12' 8" x 10' 6" into rec (3.86m x 3.20m)

Bedroom

10' 6" into rec x 10' 4" (3.20m x 3.15m)

Bedroom

7' 9" x 6' 10" (2.36m x 2.08m)

Family Bathroom

6' 9" x 6' 7" (2.06m x 2.01m)

External

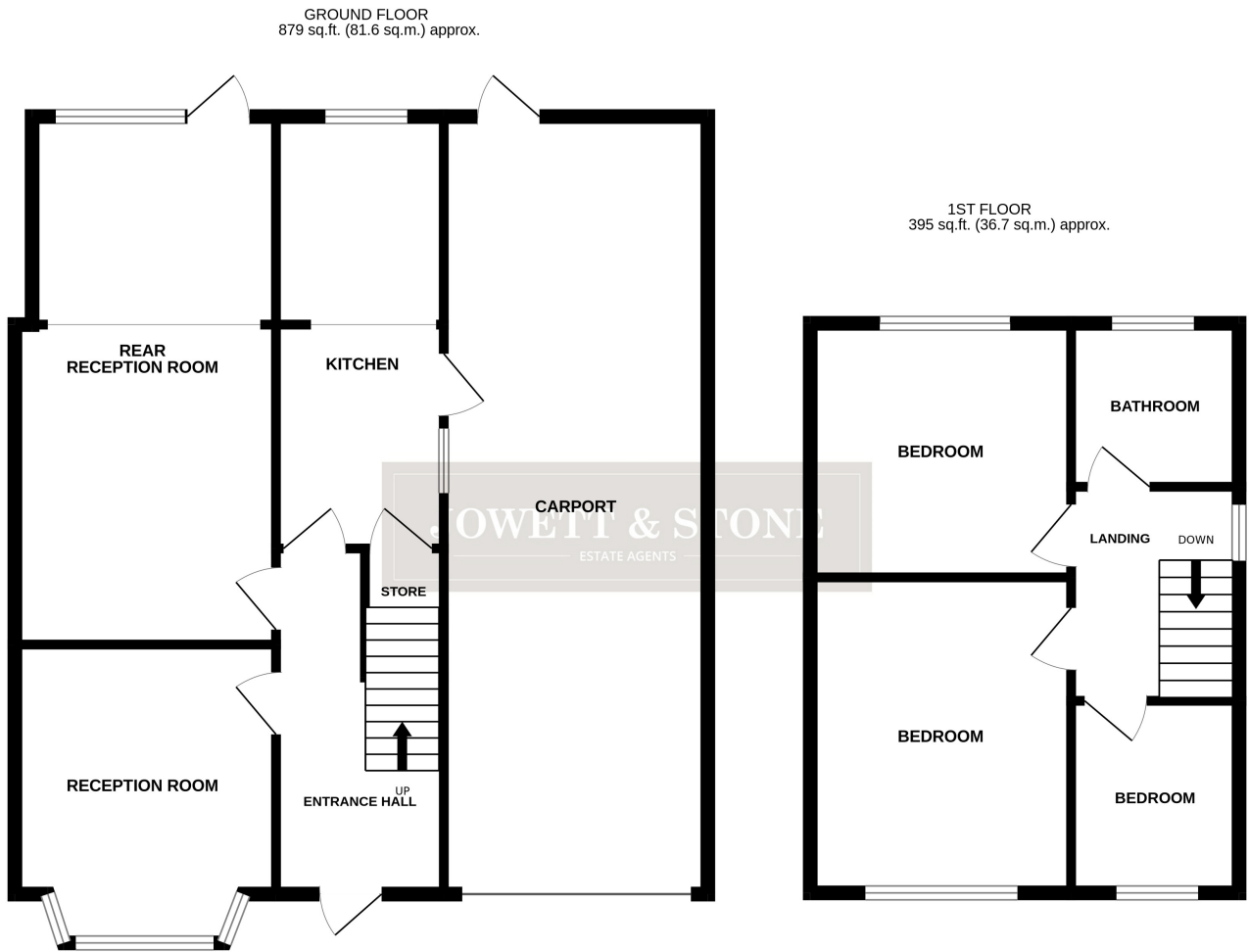
Car Port

33' 0" x 10' 7" into rec (10.06m x 3.23m)

Rear Garden



FLOORPLAN & EPC



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(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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