



Caversham Road, Leicester

- Being sold through Goto online auction
- Ideal First Time Buyer, Investor or Family home
- Family Bathroom with Separate WC
- Local Shops, Schools and Amenities
- Lounge
- Buy it now option available
- Three bedrooms
- Fees Apply
- Garden to rear
- Kitchen-diner

By Auction £150,000



Tenure: Freehold

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HERE TO GET *you* THERE

Caversham Road, Leicester

DESCRIPTION

Being Sold by Online Auction

This lovely townhouse presents an excellent opportunity for those seeking a comfortable family home or an investor looking for a financial opportunity. Offered to the market with no upward chain, this property is ready for you to move in and make it your own.

Upon entering, you are welcomed into a spacious lounge, which features double-glazed French doors that open directly into the garden, allowing for an abundance of natural light and a seamless connection to the outdoor space. The fitted kitchen-diner is perfect for family meals and entertaining, while a separate utility room adds convenience to your daily routines.

The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests. A family bathroom and a separate WC ensure that morning routines run smoothly for everyone. The property is equipped with modern amenities, including double glazing, gas central heating, and an innovative air-to-water heat pump, complemented by solar panels that enhance energy efficiency.

Situated in a prime location, this home offers convenient access to local shops, schools, and various amenities. Excellent road and public transport links make commuting to the city and surrounding areas a breeze, ensuring that you are well-connected to everything Leicester has to offer.

This townhouse is an ideal choice for families, Investors or first-time buyers looking for their next home. Don't miss the chance to view this property and envision your future in this lovely home.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

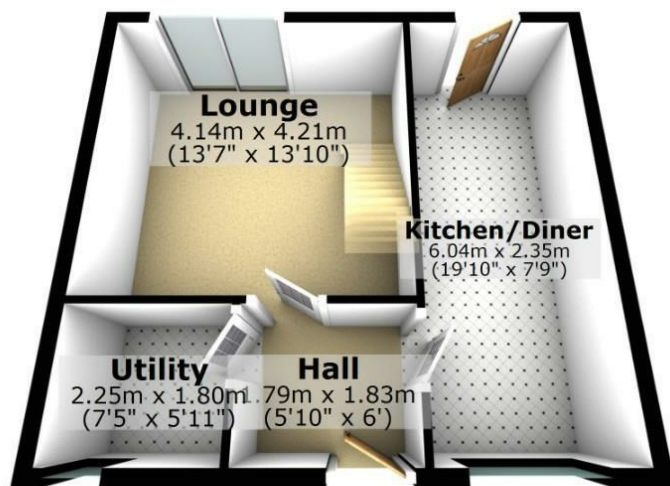
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

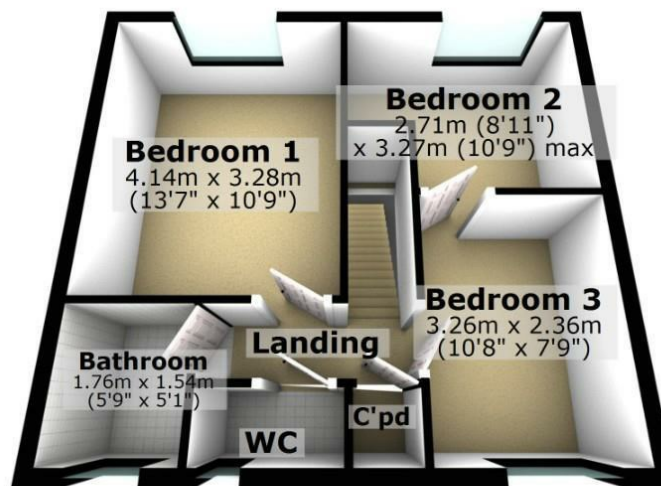
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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Ground Floor



First Floor



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

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