



*Putting great property on the map*

**19 Methuen Avenue  
Thurmaston  
Leicester  
LE4 8FS**

**£159,950**



This mid town house occupies a pleasant position towards the end of this well located road with an array of amenities close by. Close to Thurmaston Shopping Centre, Watermead Country Park and Birstall Nature Reserve along with excellent access to Leicester City centre and the motorway network via the ring road, this location has lots to offer. The property has recently been re-roofed and is considered ideal as a first time purchase or buy to let investment. This well proportioned house with a family size rear garden should be viewed without delay. No Chain.

## Entrance hall

With a glazed panelled door to the front, stairs to the first floor.

## Lounge 4.09m x 3.91m (13'5" x 12'10")

A well proportioned room with a window to the front.

## Kitchen 3.13m X 2.75m (10'3" X 9'0")

Window and door to the rear giving access to the garden, range of units and work surfaces, sink and drainer, Baxi boiler.

## Ground floor bathroom 2.73m x 1.85m (8'11" x 6'1")

Three piece suite comprising panelled bath with shower over, low level WC, wash hand basin, window to the rear.

## Landing

## Bedroom one 4.52m + recess x 3.17m (14'10" +recess x 10'5")

A good size bedroom with a window to the front.

## Bedroom two 3.10m x 3.25m (10'2" x 10'8")

Another good size room with a window to the rear.

## Bedroom three 2.30m x 2.34m (7'7" x 7'8")

With a window to the rear.

## Outside

Tucked away towards the end of this popular close, set back from the road with a deep driveway. Gate to the side leads to a much larger than average rear garden.

## Agents Notes

CONSUMER PROTECTION  
LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if

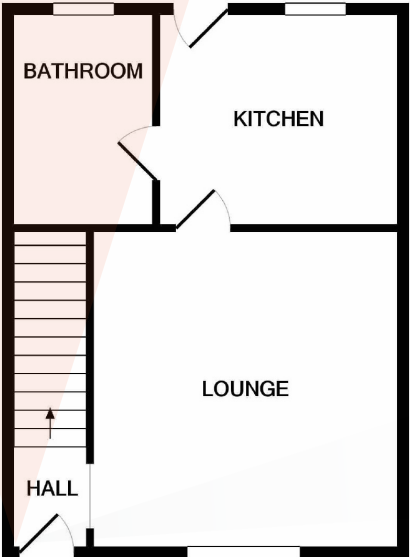
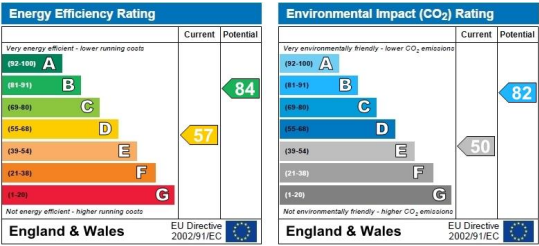
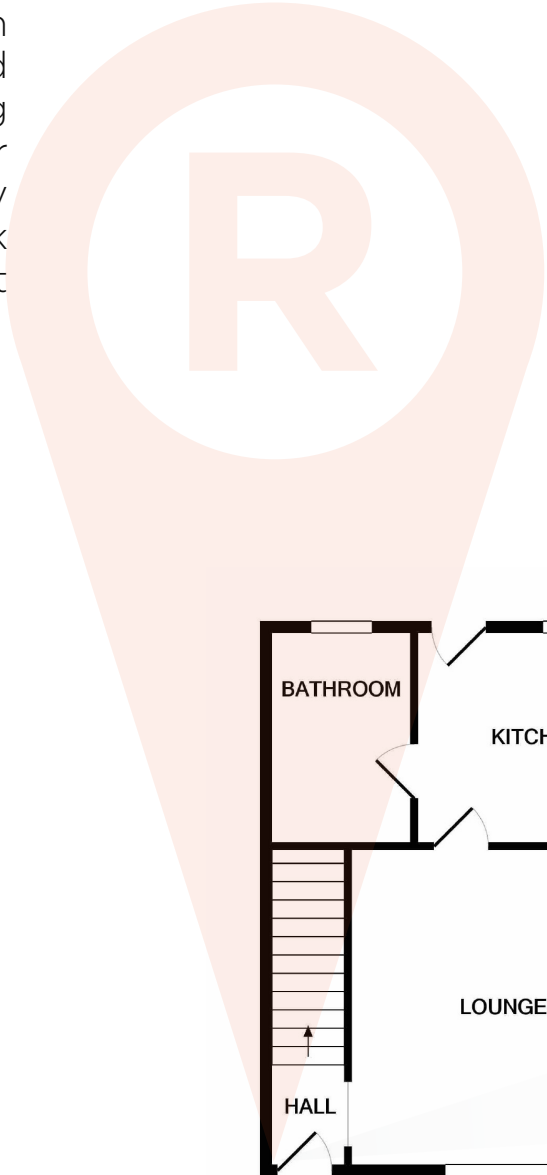
there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst

## Offer Process

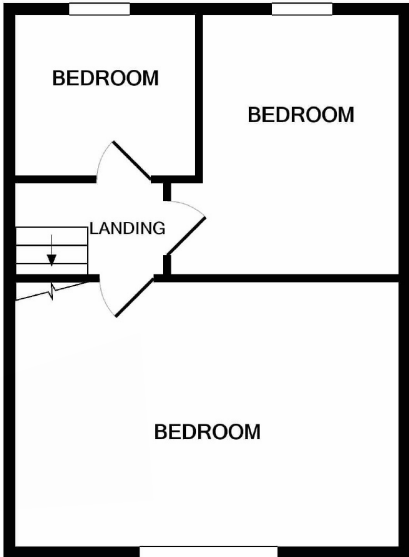
If you are interested in this, or any of our other properties, it is important that you contact us at your earliest opportunity. If we are not aware of your interest, this could possibly result in the property being sold elsewhere. As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed. We therefore ask any potential purchaser to establish how they intend to fund their purchase.

## Charity Link

Readings have teamed up with Charity Link, a Leicester based charity who have been supporting local people in poverty, hardship or crisis for nearly 140 years. Every donation we make to Charity Link goes directly to those who most need it.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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