



HAMPSONS  
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## Blakesley Walk, LE4

Offers Over £230,000

3 2 1



Offered to the market with no upward chain this three bedroom semi detached house is a well maintained family home. Upon entry there is a hallway with storage, stairs off and access can be gained to all downstairs accommodation. A spacious Living room has a feature fireplace with window to the front elevation and double wooden glazed doors leading into the open plan Kitchen Diner. Spanning the rear of the property the Kitchen Diner has space for appliances, ample storage and sliding patio doors to the garden. A downstairs shower room with shower, WC and wash hand basin completes the downstairs space. Upstairs there are three bedrooms and main bathroom. Outside at the front of the property there is a garden laid to lawn and at the rear of the property there is a mature garden laid to lawn with plant and access through a rear gate to the garage.

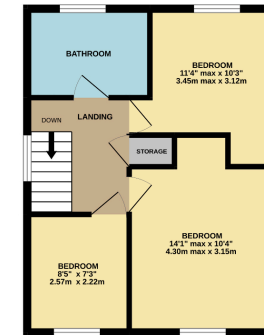
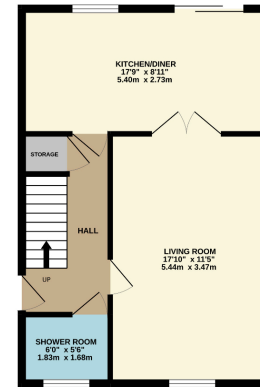






GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, 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 in conjunction with the prospective purchaser. The seller, agent or estate agent does not warrant the accuracy and no guarantee as to their accuracy or efficiency can be given. [www.rpmlondon.co.uk](http://www.rpmlondon.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		

By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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