



Melcroft Avenue, Western Park

£295,000



HAMPSONS  
ESTATE AGENTS

0116 214 7555

146 HINCKLEY ROAD, LEICESTER FOREST EAST, LE3 3JT

[WWW.HAMPSONSESTATEAGENTS.CO.UK](http://WWW.HAMPSONSESTATEAGENTS.CO.UK)

[TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK](mailto:TEANAHAMPSON@HAMPSONSESTATEAGENTS.CO.UK)

Melcroft Avenue, Western Park











# Melcroft Avenue, Leicester, LE3

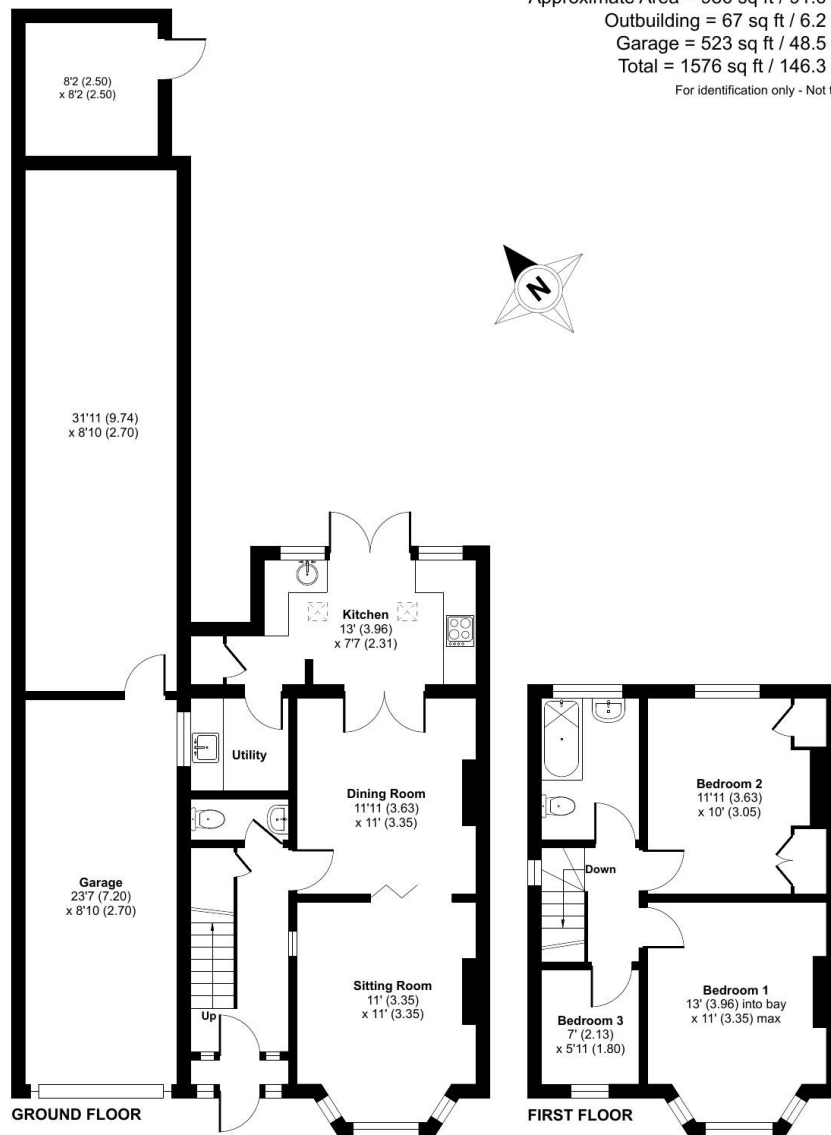
Approximate Area = 986 sq ft / 91.6 sq m

Outbuilding = 67 sq ft / 6.2 sq m

Garage = 523 sq ft / 48.5 sq m

Total = 1576 sq ft / 146.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchechem 2024. Produced for Hampsons Estate Agents. REF: 1081551

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.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

