



Oliver Rayns
ESTATE AGENTS



Bushby Road Humberstone, Leicester, LE5 0DE

Asking Price: £255,000

To be advised

Bushby Road Humberstone, 3 Bushby Road, Humberstone, Leicester, LE5 0DE

A well-presented three bedroom home offered with no onward chain, ideally suited for first-time buyers or investors. This spacious property boasts a thoughtful layout, a modern family bathroom, and a low maintenance courtyard garden.

Upon entering the property, you are welcomed directly into a living room, providing a comfortable and inviting space. This leads seamlessly into a separate dining room—perfect for family meals or entertaining guests.

Beyond the dining room, you'll find a well-appointed galley-style kitchen, fitted with a range of wall and base units offering ample storage and workspace. To the rear of the kitchen, the property has been thoughtfully extended to accommodate a generous family bathroom, complete with a three piece suite.

From the kitchen, you also have access to a private, courtyard style garden—an easily manageable outdoor space ideal for enjoying warmer months with minimal upkeep required.

Upstairs, the property offers three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, while the remaining two bedrooms provide ample space for freestanding furniture, making them ideal for children, guests, or a home office.

Located in a popular residential area with access to local amenities, transport links, and schools, this chain-free home offers an excellent opportunity to move straight in and make it your own.

Council Tax Band: A

- To be advised
- Well Presented Mid Terrace Home
- Ideal For First Time Buyers
- Situated In Humberstone
- No Onward Chain
- Two Reception Rooms
- Downstairs Family Bathroom
- 3 Bedrooms



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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings. Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Oliver Rayns - Queens Road

106 Queens Road
Clarendon Park
Leicester
LE2 3FL

T: 01162 960 940
E: info@oliverrayns.com
www.oliverrayns.com

Oliver Rayns Limited Registered Office Address: 106 Queens Road, Clarendon Park, Leicester LE2 3FL.
Registered in England No. 10608412. VAT No. 363319009.

Disclaimer

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