





Broad Avenue,Leicester LE5 4PT

william h brown

welcome to

Broad Avenue, Leicester

A three-bedroom end-terrace occupying a generous corner plot. Offering spacious accommodation including a lounge, conservatory, utility room, downstairs WC, and a rear garden, the property presents excellent potential for buyers looking to modernise and create a home tailored to their own taste

Entrance Porch
Door to the front.

Entrance Hall
Door to the front.

W C
Window to the front and WC

Lounge
Window to the front, sliding doors leading to the conservatory and two radiators.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator and space for appliances. Window to the rear.

Utility Room
Window to the rear and door to the side.

Conservatory
French doors to the rear.

First Floor Landing
Two windows to the front.

Bedroom One
Window to the rear and radiator.

Bedroom Two
Window to the front, storage cupboard and radiator.

Bedroom Three
Window to the rear and radiator.

Bathroom
Window to the rear, bath with shower over, WC, hand wash basin and radiator.

Exterior
Externally, the property's corner plot position provides a generous outdoor space with plenty of potential for landscaping or enhancement, subject to the necessary consents.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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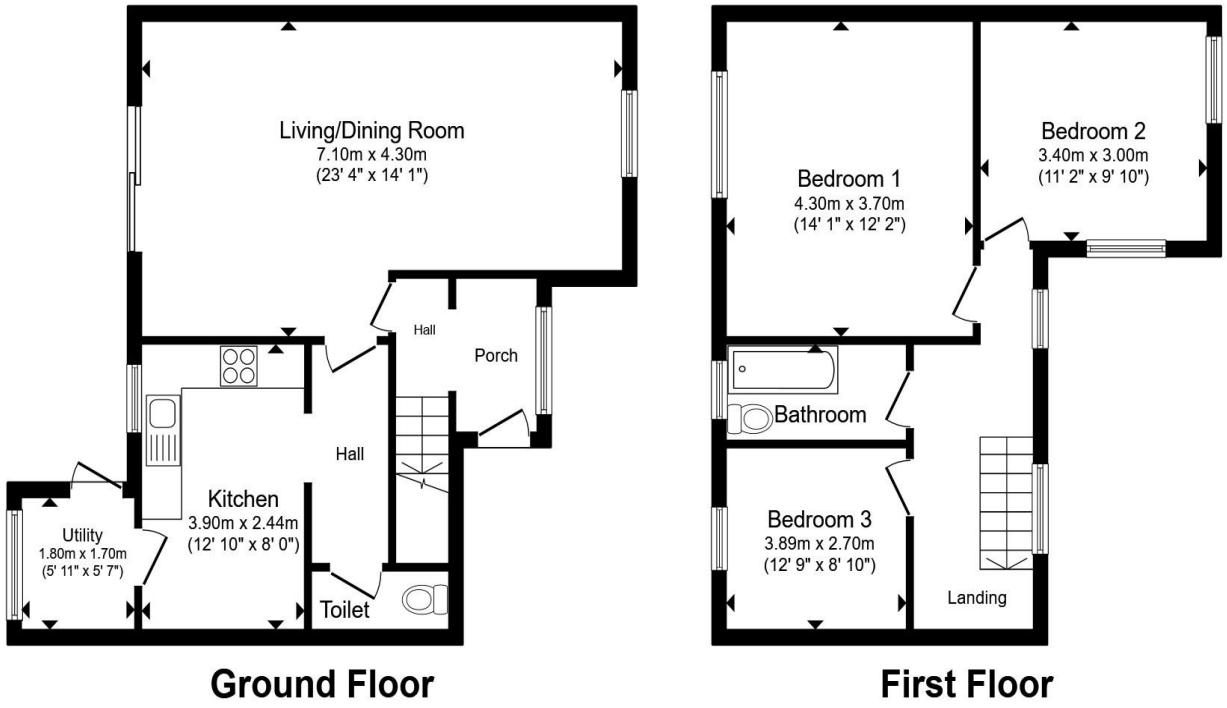
Broad Avenue, Leicester

- Three-Bedroom End Terrace
- Corner Plot
- Spacious Lounge & Conservatory
- Utility Room & Ground Floor WC
- Excellent Scope For Modernisation

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers over

£280,000



Total floor area 99.0 m² (1,066 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
LHS121459 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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