

Brookhouse Avenue, Off London Road

In Excess of £220,000

Located on this cobbled avenue is this TWO BEDROOM period bay fronted terrace property. Outside enjoys a rear courtyard garden ideal for those just wanting to relax with LITTLE MAINTENANCE.

Council Tax band: A

Tenure: Freehold

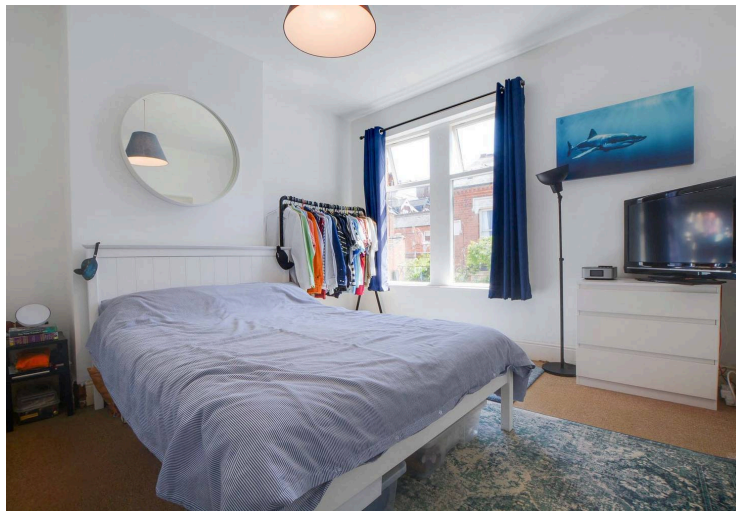
EPC Energy Efficiency Rating: F



Knightsbridge
Estate Agents

0116 274 5544





Reception Room One

13' 9" x 11' 6" (4.20m x 3.51m)

With bay window to the front elevation, wooden door, chimney breast, ceiling coving, built-in meter cupboard, TV point, radiator.

Reception Room Two

12' 6" x 11' 2" (3.80m x 3.40m)

With window to the rear elevation, chimney breast, ceiling coving, under stairs storage cupboard, open access to kitchen, radiator.

Kitchen

8' 6" x 6' 2" (2.59m x 1.87m)

With window to the side elevation, door to rear garden, wood effect floor, wall and base units with work surface over, stainless steel sink, drainer and mixer tap, space for gas cooker, boiler, part tiled walls, ceiling coving, radiator.



First Floor Landing

11' 11" x 11' 1" (3.64m x 3.37m)

With windows to the front elevation, chimney breast, TV point, radiator.

Bedroom Two

12' 6" x 11' 3" (3.82m x 3.42m)

With window to the rear elevation, chimney breast, ceiling coving, over stairs storage cupboard, radiator, door to bathroom.

Bathroom

8' 10" x 6' 0" (2.69m x 1.83m)

With window to the rear elevation, bath with mixer shower tap, low-level WC, wash hand basin, tiled walls, radiator.

Front Garden

Front forecourt.

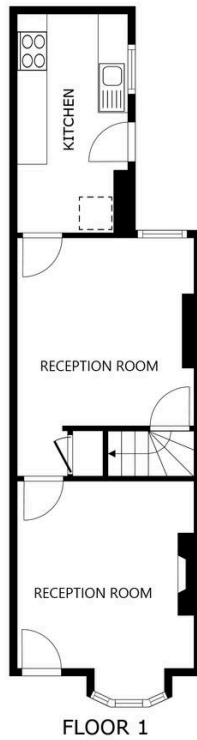
Rear Garden

Paved rear courtyard garden with two outhouses.

Parking

This property is situated within Leicester City Council's Permit E parking zone. Parking permits are subject to council regulations, which may change over time. Prospective buyers or tenants should verify eligibility, availability, and any associated costs directly with Leicester City Council before making any decisions regarding the property.

Knightsbridge Estate Agents provides this information for general guidance only and does not guarantee the issuance of permits. We recommend contacting Leicester City Council or visiting their website for the most up-to-date and accurate information regarding Permit E parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.