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ESTATE AGENTS

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Rosamund Avenue, Off Narborough Road South  
Offers Over £294,000

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Braunstone Town, nestled in the heart of Leicester, is a vibrant and diverse area that encapsulates the essence of a close-knit community. This thriving neighborhood, with its rich history and modern amenities, offers a wonderful blend of urban living and natural beauty.

Once a rural village, Braunstone Town has evolved into a bustling suburb, providing its residents with a myriad of conveniences. The area boasts excellent transport links, making it easily accessible from the city center and beyond. Its proximity to major road networks ensures smooth connectivity for commuters, while frequent bus services cater to those preferring public transportation.

Green spaces are abundant in Braunstone Town, providing respite from the urban hustle and bustle. The expansive Braunstone Park serves as the centerpiece of the area, offering picturesque lakes, well-manicured gardens, and ample space for recreational activities. It is a haven for nature lovers and a delightful spot for families to unwind and enjoy outdoor leisure.

The community spirit in Braunstone Town is palpable, with a host of local amenities catering to the needs of its residents. A diverse range of shops, supermarkets, and retail outlets can be found within easy reach, ensuring that daily necessities and retail therapy are readily available. Additionally, a variety of restaurants, cafes, and pubs offer a delightful culinary experience, satisfying diverse tastes and preferences.

Education is well-catered for in Braunstone Town, with a range of reputable schools providing quality education to children of all ages. The presence of these educational institutions strengthens the area's appeal for families, fostering a sense of community and investment in the future.

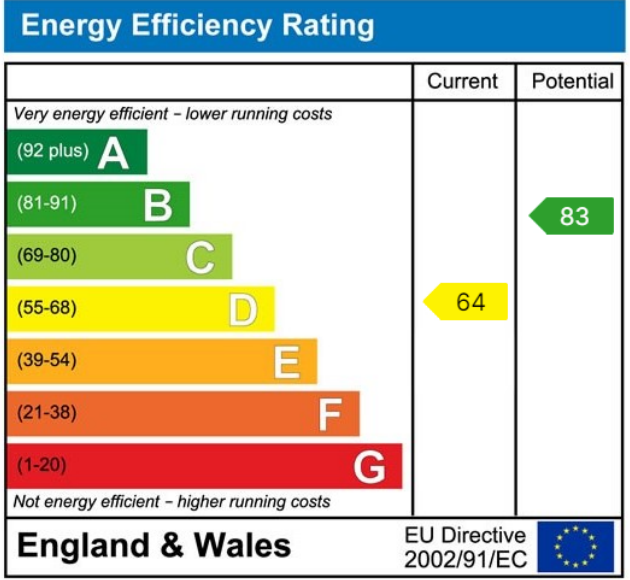
Braunstone Town also prides itself on its cultural diversity, with a vibrant mix of different backgrounds and traditions coexisting harmoniously. This diversity is reflected in various community events and festivals that celebrate the rich tapestry of cultures present in the area. Residents can experience a fusion of art, music, and cuisine from around the world, further enriching their daily lives.





Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms, walls, ceilings, floor levels and dimensions are for reference only and do not constitute a contract. The floor plan and specifications shown may have been altered and the purchaser should verify the details with the seller before completion. The floor plan and specifications shown are for information only and do not constitute a contract.

- Extended Four bedroom house
- 25' Lounge Diner
- Bathroom
- Popular location
- EPC Rating: D, Council Tax Band: C
- 25' Detached Workshop house
- Kitchen & Utility Room
- Garage
- No upward chain
- DRAFT DETAILS



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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